

welcome

to Tantallon





We've made things a bit simpler by organizing the pages. Feel free to look at them all or, go to exactly the page you need at this very moment.

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The Tantallon Citizens Association, Inc. (TCA) is a community organization that relies on the active involvement of volunteers. It consists of residents from Tantallon-on-the Potomac and Tantallon Hills. Our main objective is to enhance the overall well-being of our community by fostering accountability, inclusivity and transparency.

We, the TCA, organize regular general meetings at the National Golf Club to encourage community interaction. While joining the Association is optional, we encourage every household to partake. This collective participation strengthens our influence and impact as our strength lies in our numbers.

Feel free to explore our TCA Blog, where you can stay informed about our upcoming events, gatherings, and our commitment to sharing both local and community news.

We look forward to serving you.

Sincerely,

Charles Walton
TCA President
TheTCAPresident@gmail.com

Judy Jenkins
TCA Vice President
TheTCAVP@gmail.com



meet the rest of the team at Tantallon.info



Welcome to the neighborhood!

We're absolutely delighted to have you as the newest members of our community here in Tantallon. I'm Tracey Simon, the Chairperson of the Welcome Committee, and I'm here to extend a heartfelt greeting.

The arrival of new residents injects a fresh sense of energy and innovative ideas into our surroundings, making us thrilled about your presence. We're eagerly anticipating the opportunity to meet you and your family, and to forge meaningful connections. To ensure you have access to all the pertinent information about our community, please take a moment to peruse your Welcome Packet. Inside, you'll find a warm greeting from TCA President Walton along with a list of contacts for our committees, details about upcoming social gatherings, helpful information on how to contribute to our voluntary donation initiatives and most importantly, our Land Covenants (attached) which every home must abide by.

Once again, a sincere welcome. We're genuinely pleased to count you as our neighbors. It's our hope that you'll relish your time in Tantallon here in Fort Washington and within our community, just as much as we do. We're looking forward to the chance to meet you personally.

Sincerely,

Tracey Simon
Welcome Chairperson

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MEMBERSHIP

Dear Neighbor,

We eagerly anticipate our TCA Annual Membership Drive. It's a wonderful opportunity to demonstrate our support and commitment. Joining the Tantallon Citizens Association offers a fantastic chance to connect, share interests, and discover new experiences. It gives you a voice in the community and allows us to bond during community potlucks, game night, card night, and happy hours. We also celebrate holidays and youth events.

All of this is made possible by our volunteer-driven organization. Your membership is the key to our success. Your dues support our general and board meetings, help maintain the community's appearance, uphold Tantallon Land Covenants, engage with public officials, address safety concerns and maintain our website, blog and social media platforms on which we share information. Most importantly, it empowers us to make a meaningful impact together.

We look forward to you joining us.

Sincerely,

Charles Walton
TCA President

JOIN THE TCA

By joining the TCA you will:

- contribute and support this amazing community in which you live;
- receive invites to the quarterly general membership meetings;
- vote in general membership meetings where important matters are presented involving issues in the community;
- engage in community conversations which impact our community, and
- receive an invite to enjoy and/or participate in TCA-hosted events.

How to join:

- visit Tantallon.info
 - click on the Membership tab
- or
- print the and complete the form below;
 - with a \$75.00 check
 - place it in an envelope, seal it and mail it to:

TCA Membership Chair
P.O. Box 44069
Fort Washington, MD 20749

or

- scan and email it to TheTCATreasurer@gmail.com

Tantallon Citizens Association, Inc.

This QR code takes you to the TCA homepage where you can pay dues by [PayPal](#)



General Membership <u>Dues</u> August 2023 - August 2024	\$75.00
Optional Beautification Contribution	\$
Optional Tantallon Preservation Contribution	\$

Name(s) _____

Address _____

Phone _____ Email _____

Please print and send to:
TCA Membership Chair
P.O. Box 44069
Fort Washington, MD 20749

You can pay by sending a check to the above address or go to tantallon.info to pay using PayPal or a credit card.
We still need an application to document your dues and contribution.

I have checked activities in which I am interested:

Welcome	Membership	Block Ambassador
Website	Other	

MEMBERSHIP INFORMATION

- **Voluntary Membership Dues:** TCA membership costs \$75 per household and can be paid by check or online. Your dues help with cleanup events, community responses to development, meetings, legal expenses for covenant violations, and beautification.
- **Quarterly Meetings:** The TCA holds neighborhood meetings every quarter, usually on Thursdays from 7:00 p.m. to 9:00 p.m. Details are on our the website (<https://tantallon.info>), in the newsletter, and on neighborhood signs. Sometimes, special guests are invited to talk about community topics. Your presence and input are welcome and encouraged.
- **Our community:** Tantallon offers ways to connect with other residents through social events and facilities.
- **Tantallon Land Covenants:** Think of your dues as an investment in our unique community's quality of life. The Land Covenants guide this investment. They apply to most of the homes here and cover things like structure changes, tree removal, paint colors, and fences. The TCA Control Committee oversees these rules. They can be reached at TheTCC.TCA@gmail.com

Contact TCA the Membership by emailing
TCA.Memberships@gmail.com

TANTALLON HIGHLIGHTS

- Our scenic location on the Potomac River: The area's rich history makes Tantallon a unique place to live. From a golf course to a national park, you can explore, nature. Participate in sports, visit historic homes—and that's for starters.
- A list of volunteer opportunities in our community: The key to a thriving community is lots of volunteer time. There are many ways to help, from charity work to social events. We suggest everyone contributes at least two hours a year to make our neighborhood safer, cleaner, and better. One of many ways is to join our Spring Community Clean-up Day to meet neighbors and make our area even more beautiful.
- Marina: Our Tantallon Marina, on Swan Creek Road, is perfect for water sports.
- The privately-owned National Golf Club, formerly the Tantallon Country Club: This facility has an 18-hole golf course, a Y-shaped pool, and a popular restaurant.
Contact the Membership Director at 301-292-1100 for info.
- Colin Powell Academy: Opening in late 2023, this K-8 school is the newest addition to our community.

Tantallon takes its name from Scotland's fabled "Castle Tantallon". For more than six centuries this once mighty fortress towered defiantly over the gray and forbidding waters of the Firth of Forth. Castle Tantallon epitomized all that was gracious and elegant in Scottish life. The great halls rang with merriment and here the most important people in the realm were entertained by their noble hosts, feasting and dancing. Today the castle is in ruins, inhabited only by the ghosts of long dead kings and queens, dukes and earls, counts and knights. An ancient Scottish tradition is still maintained however, for here was established a modern country club with one of Scotland's most challenging golf courses. Curiously, the golfing attracts more visitors than the historic ruins. The name "Tantallon" is of Celtic origin, first coming into general prominence in 1651 when Oliver Cromwell raided and captured the castle. The name has since been memorialized in Sir Walter Scott's novel Marmion and Robert Lewis Stevenson's essay The Lantern Bearers.

Appropriately it was a Scot—a famous golf course architect named Jim Thompson -- who was responsible for the creation and naming of the Tantallon Golf & Country Club which would become the focal point of the Tantallon area. Fresh from a visit to his homeland, he had seen and admired the club and golf course situated near the castle and envisioned an equally challenging course on the gently sloping hills bordering the calm Potomac River. The area he chose was also rich in history.

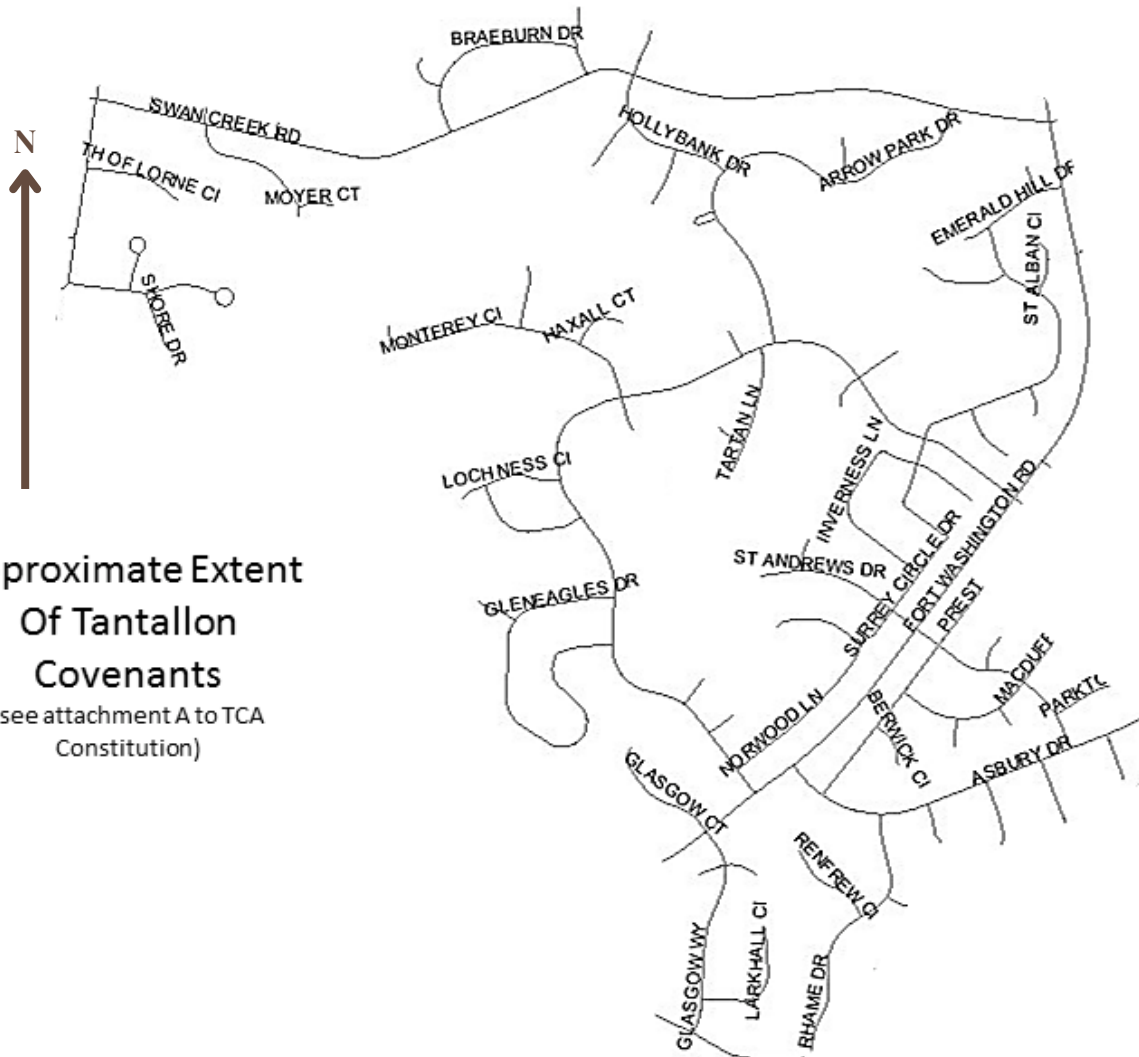
In 1608 John Smith sailed up to what is now Fort Washington looking for the Northwest passage to India, and in 1634 Lord Calvert sailed the Dove into the area to negotiate with the hostile Piscataway for settlement rights. Lord Calvert deemed it unwise to settle so far up the Potomac, doubtless remembering the fate of Jamestown, so he sailed back down the river and established his colony at St. Mary's.

The importance of the up-river location was recognized however as he caused a fort and garrison to be established in 1645 on a promontory at the junction of the Potomac River and Piscataway Creek, exactly where Fort Washington stands today. The tract of land which includes Tantallon legally came into existence in 1654 when Oliver Cromwell deeded it to his physician, a Doctor Barber. When Dr. Barber had the land survey in 1658, it was full of deer, foxes and wolves. The property changed hands a number of times during the next three centuries but the area remained essentially a quiet backwater of the nation's capital.

This all changed in the 1960s, as a group of businessmen, incorporated as the "Isle of Thye Land Company" began to develop, improve and offer for sale building and estate sites situated around what is now the National Golf Club at Tantallon. The Tantallon logo appeared in 1961 and land covenants were recorded with the county in 1963. The development as originally conceived was grand—there were to be two eighteen-hole golf courses and all residents were required by covenant to be members of the then Tantallon Country Club. During the late 1960s, the Board of Governors of the country club acted as the citizens association in respect to community matters. These functions were separated in 1969 as the Tantallon Citizens Association (TCA), a dues-supported organization, was organized and the first issue of the newsletter published. Today, the newsletter remains the major communication tool for the community, announcing TCA meetings, resident news, and working to maintain the character and ambiance of the area. It has been a strong voice in creating the Broad Creek Historic District, encouraging quality development, supporting Harmony Hall (with its Tantallon Community Players), and working for controlled growth along the Indian Head corridor.

Presently, about 1000 families live in the area (see map next page). The establishment of National Harbor overlooking the new Wilson Bridge has enhanced Tantallon's attractiveness as a wonderful place to live.

STREETWISE



Approximate Extent
Of Tantallon
Covenants
(see attachment A to TCA
Constitution)



THE LAND COVENANTS

Each lot in the community served by the Tantallon Citizens Association, Inc. (Tantallon on the Potomac and Tantallon Hills) is subject to an extensive set of covenants. These covenants “run with the land” and are binding not only on the original purchaser, but on all subsequent purchasers and residents as well.

- It is important that you familiarize yourself with the covenants and retain them in a safe and convenient place for future reference.
- The Tantallon Control Committee (TCC) administers and implements the covenants. These Documents are on file with the land records of Prince George's County.
- The purpose of the Tantallon Land Covenants is to preserve and enhance property values in our community. With the cooperation of the Tantallon property owners, it has been quite successful. When voluntary cooperation has failed, the Tantallon Citizens Association, Inc. has without exception successfully obtained legal enforcement of the covenants through court action.
- Any questions regarding the covenants, procedures to be used in requesting TCC approval of covenant-controlled activities, reporting potential covenant violations, etc. may be directed to the current chairman of the TCC (TheTCC.TCA@gmail.com, Attn: Chairperson).

TANTALLON LAND COVENANTS

DEFINITION OF TERMS

“Building Site” shall mean any Estate Site, Estate Sites, lot or lots, or portion thereof or any two or more contiguous Estate Sites or lots in a single ownership upon which a dwelling may be erected in conformance with the requirements of these covenants.

“Declarant” shall mean the Isle of Thy Land Company, its successors and assigns.

“Club” shall mean Tantallon Country Club.

CLAUSE I

The said real property shall be held, conveyed, transferred, and sold subject only to the conditions, restrictions, covenants, reservations, easements, liens, and charges hereinafter mentioned.

CLAUSE II

These covenants, restrictions, conditions, reservations, liens and charges are hereby declared to insure the best use and the most appropriate development and improvement of each Building Site thereof; to protect the owners of the Building Sites against such improper use of surrounding Building Sites as might depreciate the value of their property; to preserve so far as practicable, the natural beauty of said property to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development and use of said property; to encourage and secure the erection and maintenance of attractive homes thereon, with appropriate locations thereof on Building Sites including the elevations thereof; to prevent haphazard and inharmonious improvement of Building Sites; to secure and maintain proper setbacks from streets and water ways, and adequate free spaces between structures; and in general to provide adequately for the erection and maintenance of high type and quality of improvement in and upon, as well as in the water ways adjacent to, said property, and thereby to enhance the value of investments made by purchasers of Building Sites therein.

1. No improvements of any character shall be erected and none begun, nor any change made in the exterior design of such improvements after the original construction has begun on any Building Site unless and until the cost, type and size thereof; materials to be used in construction; exterior color scheme; exterior lighting; plans, specifications and details thereof, and lot plans, showing the proposed location of the dwelling, garage, and drive-ways upon the Building Site, final Building Site grades, and details of the drive-way shall have been approved in writing by the Tantallon Control Committee, (hereinafter defined and called the “Control Committee”), and copies of said plans, specifications and details shall have been lodged permanently with such Committee. Building Site plans submitted to the Committee shall have a scale of not less than 1 inch for every 20 feet, elevations shall be on a scale of not less than 1/4 inch for each foot, and floor plans, etc., shall have a scale of not less than 1/4 inch for each foot. Improvements as used herein is intended to mean the improvements of every kind and character which shall be placed upon a Building Site, or in the appurtenant waterways. Plans may be disapproved for any reason including purely esthetic reasons

2. The Declarant expressly reserves unto said Control Committee the sole and exclusive right to establish grades and slopes on all Building Sites and to fix the grade at which any dwelling shall hereafter be erected, or placed thereon so that the same shall conform to a general plan, subject only to compliance with the regulations of public authorities having control thereof.

3. No structure shall be erected or placed on any Building Site which does not have a garage under

the residence, or a closed garage attached to the dwelling or connected by a breezeway.

4. The exterior of all structures, including garage, shall be completed in accordance with the approved plans and specifications thereof within a period of one year from the commencement of construction thereof. If construction is not commenced within six (6) months of the approval of the plans, the same shall be re-submitted for approval in accordance with paragraph 1 hereof and shall be subject to complete reconsideration by the Control Committee.

5. No tree lying without the approved building and driveway area having a diameter of more than eight inches measured two feet above ground level shall be removed without the approval of the Control Committee.

6. No offensive trade or activity shall be carried on upon any Building Site nor shall anything be done thereon, or in the appurtenant waterways, which may be or become an annoyance or nuisance to the neighborhood.

7. No tent, trailer, or temporary structure, of any kind may be erected on or moved to any Building Site without written approval of the Control Committee, except a contractor's shed, which is to be used only during construction of the permanent improvements upon the property, and such contractor's shed shall be removed upon the completion of such permanent improvements.

8. No sign of any kind, except one professional sign of not more than one (1) square foot shall be displayed to public view on any Building Site without written approval of the Control Committee.

9. No basement, garage or outbuilding, other than servants' quarters erected on a Building Site shall at any time be used for human habitation, temporarily, or permanently, nor shall any structure of a temporary character be used for human habitation.

10. No main residential structure shall be permitted on any Building Site, the habitable floor area of which, exclusive of basements, porches, patios, and garages, is less than 1, 800 square feet in the case of a one-story residential structure, or less than 2, 000 square feet in the case of a one and one-half or two-story structure,

11. No exterior lighting shall be directed outside the boundaries of the Building Site.

12. No bulkheading, piers, docks, piling, float, or other marine structure shall be erected adjacent to or upon any Building Site without approval of the Control Committee in accordance with the same provisions as those set forth in the provisions of paragraph 1 hereof No boat shall be parked or stored on any Building Site except entirely within the garage of the residence on said Building Site.

13. The following additional covenants shall apply to, bind, and run with each and all of the Estate Sites designated as "Waterfront" on the subdivision record plat, namely: (SEE FOOTNOTE #1 PAGE 7)

(a) No trees, bushes, or shrubs, of any kind whatsoever shall be permitted between the waterfront building restriction line (WBRL) and the water boundary of such Estate Site, or Sites, without the written approval of the Control Committee.

(b) No vehicle larger than a motorized two-person golf caddy cart shall be operated, or stored upon the land lying between the waterfront building restriction line and the water on such Estate Site or Sites, nor shall any boat canal be dug or excavated in any of the "Waterfront" Estate Sites without the same being approved by the Control Committee.

(c) No refuse of any kind shall be disposed of or placed in Swan Creek.

(d) No boat shall be moored so as to obstruct navigation in Swan Creek.

(e) Any obstruction to navigation in Swan Creek including sunken craft lying adjacent to any "Waterfront" Estate Site shall be removed therefrom within forty-eight hours, and in the event the same shall not have been removed within the time aforesaid the Control Committee shall have the right to remove the same and charge the cost thereof to the owner of the sunken craft or the person permitting the obstruction to remain beyond such period of time.

(f) No boat toilet shall be flushed in Swan Creek.

(g) No utility poles shall be permitted and utility service to berths, if any, shall be underground.

(h) Each purchaser of an Estate Site designated "Waterfront" on the recorded plats of subdivision, and all successors in ownership or possession shall pay to the Control Committee on the fifteenth (15th) day of February of each year the sum of Fifty Dollars (\$50.00) for each Estate Site; (the amount of such payment to be adjusted each fourth year commencing in February, 1966, upwards or downwards in the same proportion as the Consumer's Price Index for all items for moderate income families in large cities, as determined by the United States Department of Labor, Bureau of Labor Statistics, or if there shall be no such Consumer Price Index, then by the successor or the most nearly comparable successor index thereto, for the month of December next preceding the date of each successive adjustment has increased or decreased from such Consumer Price Index for December, 1961); which shall be applied toward the maintenance, repair, and replacement, if need be, of bulkheads, piers and channels serving "Waterfront" Estate Sites.

14. All Estate Sites designated as "Fairway" shall maintain a hedge of such type as may from time to time be approved by the Control Committee not less than 24 inches in height across that boundary of the Building Site common with a fairway. (SEE FOOTNOTE #2 PAGE 7)

15. All television antennae shall be located within the interior of a dwelling unless hardships involved make it necessary to use other locations, in which event the location of such antennae shall be approved in writing by the Control Committee prior to the installation thereof.

16. No animals or poultry of any kind other than the usual house pets such as dogs, cats, or caged birds, shall be kept or maintained on any part of a Building Site.

17. No fill, stumps, trash, grass clippings, or other refuse of any kind, shall be placed on any property, including properties reserved for community use. The Control Committee, or its agents, shall have the right to enter upon any Estate Site to remove the same, as well as the right at all reasonable times to cut and remove any grass, weeds, or undergrowth on any Estate Site deemed by the Control Committee to be unsightly.

18. No fence or wall of any kind shall be erected, placed, or maintained, or permitted to remain upon a Building Site, unless and until the written consent of the Control Committee has been had and obtained therefor.

19. Well drilling, oil development operations, refining, mining operations, of any kind, or quarrying, shall not be permitted upon, or in, any of the Building Sites, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the Building Sites covered by these covenants.

20. All trash, garbage, and refuse stored without any dwelling shall be stored in covered underground receptacles. No clothesline, which shall be visible either from the street or rear of the premises, and in particular from the golf course or a waterway, shall be erected or maintained on the premises. The nature and form of any clothesline and protective enclosure must be approved by the Control Committee.

21. No school or church of any kind shall be maintained or operated upon any of the real property.

22. The Tantallon Control Committee, is composed of representatives of the Tantallon Citizens Association, Incorporated.

The mailing address of said Committee shall be 8701 Fort Washington Road, Washington 22, D. C.*, or such other address as shall from time to time be designated by the Control Committee, by instrument recorded among the Land Records for Prince George's County, Maryland. A majority of the Control Committee shall designate a representative to act for it. In the event of death, resignation, or inability to act, of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to these covenants. The Committee's approval or disapproval as required shall be in writing. A majority of the membership of the Committee shall constitute a quorum and all actions shall require only a majority vote. Any one member of the Committee shall have the absolute and conclusive authority to certify in writing for any purpose whatsoever that the Committee has duly approved or disapproved any action coming within the scope of the Committee's authority and such certification in writing shall be in all respects absolutely, irrevocably and conclusively binding upon the Committee and all members in interest. In the event that the Committee, or its designated representatives fails to approve or disapprove within thirty (30) days after any action within the scope of the Committee's authority has been submitted in writing to it, and with regard to plans and specifications after same have been submitted to it, or in any event, if no suit to enjoin the proposed action or construction has been commenced within ninety (90) days after completion of such action or construction, approval will not be required and the related covenants shall be deemed to have been fully complied with. (SEE FOOTNOTE #3 PAGE 8)

23. Except as provided in paragraph 24 hereof no Estate Site, Building Site, or improvements, erected upon the premises shall be sold to, or leased, rented, occupied, or possessed, by any person or family, or entity, unless the head of such family is a member of the Tantallon Country Club. The Declarant shall at no time sell or contract for the sale of any Estate Site, or any part thereof, except subject to the approval of such contract purchaser for membership in the Tantallon Country Club in accordance with the rules and regulations established from time to time by such Club, and every such contract shall provide in its terms that upon the failure of such contract purchaser to receive such approval, such contract shall be cancelled and be ineffective, and all contracts of sale by any grantee of the Declarant, whether immediate or remote, except as provided in paragraph 24 hereof, shall likewise be in accordance with and subject to each and all of the terms and conditions contained in this Declaration of Covenants each and all of which covenants shall be independent and not dependent covenants, and shall be deemed to run with the land for the benefit of the Declarant, its successors and assigns. (SEE FOOTNOTE #5 PAGE 8)

24. The Declarant at any time at its discretion, without the prior approval of any party, may sell, or contract for the sale of its holdings, either in part, or in whole, where such sale is for the purpose of either (a) constructing dwellings thereon for re-sale, in which case the purchaser in such re-sale must comply with the provisions of paragraph 23 hereof, or (b) completely disposes of all its holdings, i e , Estate Sites which the Declarant may at that time own, in which case the purchaser must in each and every event conform in all respect to all portions and parts of this Agreement, and in the case of either (a) or (b) above of this paragraph such contracts resulting therefrom are subject to the review and approval

*The present address of the Tantallon Control Committee is P.O. Box 44069, Fort Washington, Maryland 20749.

of the Board of Directors of the Tantallon Country Club to insure that the proposed contract of sale conforms with the meaning and intent of these provisions. The Board of Directors of Hatton Point, Inc., a Maryland Corporation, d/b/a Tantallon Country Club shall have the right to waive the requirements of the preceding paragraph 23 and this paragraph provided it shall do so in writing by instrument duly recorded among the Land Records for Prince George's County, Maryland, after which recordation the provisions of paragraph 23 and paragraph 24 hereof shall no longer apply to the Estate Sites designated in such recorded written instrument. The remaining provisions hereof shall however continue to apply in accordance with the provisions herein set forth.

25. The Declarant expressly reserves, for itself, its successors, and assigns, a 5 foot easement along the front and rear line and a 5 foot easement along the side lines of each and every Estate Site for the installation of utilities or other uses by it deemed to be necessary for the service of said Estate Site and any walls, fences, paving, planting, or other improvements placed thereon by the owner of the property on which the easement lies shall be removed, if required, by the Declarant, or its assigns, at the expense of the owner of such Estate Site. Where there is located on one or more Estate Sites, or portions thereof, a single residence under a single ownership, then the 5 foot easement shall not be located along the side lines of each Estate Site but along the side lines of the Building Site. This reservation includes the right to re-enter upon any easement for the purpose of locating, erecting, maintaining and constructing any drain, culvert, sanitary or storm sewer, water main, electric and telephone lines, and other utilities; the Declarant specifically reserving the right to assign any and all easements hereby reserved. (SEE FOOTNOTE #4 PAGE 8)

26. In the event any owner of any Estate Site or Building Site desires to sell the same, together with its improvements, if any, the property shall be offered for sale to the Declarant at the same price at which the property is about to be sold and the Declarant shall have 15 days within which to exercise its option to purchase the property. Should the Declarant fail or refuse, within the said 15 days after receipt of written notice, to exercise its option to purchase such property at the price and on the terms at which it is about to be sold, then the owner of said property shall have the right to sell the same subject to each and every restriction, limitation, condition and agreement herein contained. Each owner shall notify the Declarant of the name of his prospective purchaser, his residence address, and his business and social affiliations.

27. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 2001, at which time each and all of said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the Building Sites covered by these covenants it is agreed to change the same in whole or in part; and an instrument setting forth said changes is duly executed and acknowledged by said majority of the then owners and duly recorded among the Land Records for Prince George's County, Maryland.

28. The Declarant expressly reserves to itself, its successors and assigns, in case of any violation of any of the conditions, or upon a breach of any of the covenants or agreements herein contained, the right to enter the Building Site upon which, the condition or thing that may exist, and summarily abate or remove the condition or thing that may exist or be thereon, contrary to the intent and meaning of the provisions hereof as interpreted by the Declarant. The Declarant shall not, by reason thereof, be deemed guilty of any manner of trespassing for such entrance, abatement, or removal, which shall be at the cost and expense of the owners of the Building Site upon which such condition or breach exists. Failure by the Declarant to enforce any of the covenants or conditions of this instrument shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.

29. The Declarant may assign any and all of its rights, powers, obligations and privileges under this instrument to Hatton Point, Inc., a Maryland Corporation, or to any other corporation, association, or person and the Control Committee may assign any and all of its rights, powers, obligations and privileges

under this instrument to Hatton Point, Inc., a Maryland Corporation, or to any other corporation, association or person. Such assignment, or assignments, to be effective upon the recordation among the Land Records of Prince George's County, Maryland, of the instrument assigning same.

30. All grantees in conveyances of Building Sites or Estate Sites expressly stipulate and agree that, inasmuch as the Declarant is the most interested party in maintaining the high class development which by these restrictive covenants is sought to be maintained, the Declarant has rightfully reserved unto itself, and its successors and assigns, as herein set forth, the right to waive or alter such of the above restrictions as it, in its sole discretion, may deem best for the benefit of the development or maintenance of the whole community in any particular instance, which waiver, or alteration, shall be evidenced by the mutual written consent of the Declarant and the then owner or owners of the Estate Site, Building Site, or land upon which said restrictions are to be waived or altered; such written consent to be duly acknowledged and recorded among the Land Records for Prince George's County, Maryland; and further such waiver, or alteration as to a particular Building or Estate Site shall in no way be construed to waiver or alter the applicability of the particular restriction or restrictions so waived or altered as to any other Building or Estate Site.

31. It is expressly provided that the breach of any of the foregoing conditions, or of any re-entry by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust, made in good faith and for value, as to the said premises. or any part thereof, encumbered by such mortgage or deed of trust; but said conditions shall be binding upon and effective against any owner of said premises, whose title thereto is acquired by foreclosure, trustees' sale, or otherwise, as to any breach occurring after such acquirement of title.

32. Each of the provisions hereof shall be deemed independent of the others, and invalidation of any one of these covenants and conditions, or any part, or parts thereof, by judgments, or Court order, shall in no wise affect any of the other provisions hereof, which shall remain in full force and effect.

33. These covenants shall bind, and benefit the Declarant, and its successors and assigns. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FOOTNOTES:

1. "Waterfront Site" or "Waterfront Estate Site" as referred to herein shall mean any of the following lots regardless of whether or not said lots are designated as "waterfront" on the recorded subdivision plat:

Lot numbered One (1), Lots numbered Five(S) thru Twelve (12) inclusive in Block lettered "A" and Lots numbered Six (6), Seven (7) and Eight (8) in Block lettered "C", all in Section numbered One (1) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-46, Plat No. 14, among the Land Records of Prince George's County, Maryland, and

Lots numbered Six (6) thru Fifteen (15) inclusive in Block lettered "D", all in Section numbered One (1) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-46, Plat No. 15, among the Land Records of Prince George's County, Maryland, and

Lots numbered One (1) and Three (3) thru Eight (8) inclusive in Block lettered "A", all in Section numbered Two (2) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in mat Book WA'VW-46, Plat No, 16, among the Land Records of Prince George's County, Maryland, and

Lots numbered One (1) thru Twenty-two (22) inclusive, Lots numbered Twenty-nine (29) thru Thirty-six (36) inclusive, and Lots numbered Forty (40), Forty-one (41), Forty-two (42) and Forty-four (44) in Block lettered "A", all in Section numbered Five (5) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-46, Plat No. 56, among the Land Records of Prince George's County, Maryland.

Covenant #13(h) was released in accordance with the rights under Covenant #30.

2. "Fairway Site" as referred to herein shall mean any of the following lots regardless of whether or not said lots are designated as "Fairway" on the recorded subdivision plat:

Lots numbered Two (2) thru Eight (8) inclusive in Block lettered "B", in Section numbered Three (3) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-50, Plat No. 22, among the Land Records of Prince George's County, Maryland, and

Lot numbered Twenty (20) in Block lettered "B" and Lots numbered Twelve (12) thru Eighteen (18) inclusive in Block lettered "C", all in Section numbered Three (3) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-50, Plat No. 23, among the Land Records of Prince George's County, Maryland, and

Lots numbered One (1) thru Ten (10) inclusive in Block lettered "F", in the subdivision known as "RESUBDIVISION OF PART OF SECTION THREE, SWAN LAKE DEVELOPMENT, SUBDIVISION OF PART OF SECTION FOUR, TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-48, Plat No. 23, among the Land Records of Prince George's County, Maryland, and

Lots numbered One (1), Three (3) thru Six (6) inclusive in Block lettered "A"; Lots numbered One (1) thru Nine (9) inclusive in Block lettered "B" and Lots numbered One (1) thru Ten (10) inclusive in Block lettered "C", all in Section numbered Four (4) in the

subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-49, Plat No, 96, among the Land Records of Prince George's County, Maryland, and

Lots numbered Seventeen (17) thru Twenty-two (22) inclusive, Lots numbered Twenty-four (24) and Twenty-five (25) in Block lettered "F", in the subdivision known as "RESUBDI VISION OF PART OF SECTION THREE, SWAN LAKE DEVELOPMENT, SUBDIVISION OF PART OF SECTION FOUR, TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-45, Plat No. 90, among the Land Records of Prince George's County, Maryland, and

Lots numbered One (1), Two (2), Four (4) thru Fifteen (15) inclusive in Block lettered "C", all in Section numbered Five (5) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-46, Plat No, 55, as corrected by Correction Plat WWW-49, Plat No. 100, among the Land Records of Prince George's County, Maryland, and

Lots numbered Sixteen (16) thru Twenty-five (25) inclusive in Block lettered "C", all in Section numbered Five (5) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-46, Plat No. 56, among the Land Records of Prince George's County, Maryland, and

Lots numbered One (1) thru Four (4) inclusive in Block lettered "B", Lots numbered One (1) thru Four (4) inclusive in Block lettered "C" and Lots numbered Nine (9), Ten (10) and Fifteen (15) in Block lettered "C", and Lots numbered One (1) thru Eight (8) inclusive in Block lettered "D" all in Section numbered Six (6) in the subdivision known as "TANTALLON ON THE POTOMAC" as per plat recorded in Plat Book WWW-50, Plat No. 99, among the Land Records of Prince George's County, Maryland.

3. The Tantallon Control Committee presently consists of representatives of the Tantallon Citizens Association, Incorporated.

4. Covenant numbered 25 has been modified to provide that any installation, alteration or improvement installed at the request of the Declarant or his agents or any person or corporation to whom the Declarant has assigned any easement reserved by virtue of said covenant requiring the removal of any walls, fences, paving, planting or other improvements placed thereon by the owner of the property on which the easement lies shall be removed by and at the expense of the Declarant or its assigns and said Declarant or its assigns shall restore said area to its original condition upon the completion of said installation, alteration or improvements and such work shall not change the grade elevations in said easement areas from those approved on the original plans of the owner, nor shall such work obstruct the access of the owner to said property.

5. Covenant #23 was released in accordance with the rights under Covenant #30 as to the subdivision known as "Tantallon on the Potomac" on December 30, 1970.

The herein instrument entitled ‘TANTALLON LAND COVENANTS’ is a composite copy of the original DECLARATION OF COVENANTS imposed by the Developers of TANTALLON-ON-THE-POTOMAC and TANTALLON HILLS, modified to include the effect and intent of all amendments and modification to said original DECLARATION as reflected by instruments duly recorded among the Land Records of Prince George’s County, Maryland as of MAY 14, 1968. This instrument is not intended to be an exact copy of said recorded instruments and is distributed by the Tantallon Citizens Association, Inc. for the information of its members.

01

Welcome

We are excited your new home is here in Tantallon. We are available to share and introduce you to the area as well as some of your new neighbors.

02

Membership

We encourage residents to participate in one of the most valuable opportunities in Tantallon which is to speak and to be heard. It's important our Membership represents the community's voices. Together we stand strong.

03

Family Engagement

We are filled with fun and committed to our youth. We create and explore opportunities to enhance their creativity while sharing their valuable voices.

04

Hospitality

We invest in ways to bring our community together. We host events including potlucks, poolside socials, game nights, and holiday celebrations—all right here in our backyard.

05

Communications

We are committed to sharing relevant, healthy, fun and engaging content. We also welcome the voice of the community with opportunities to share in the TCA Newsletter and our social media platforms.

06

Beautification

We are committed to enhancing our community's visual appearance with flowers and landscaping. We also support the maintaining of a vibrant litter free community— a wonderful place to live, walk and engage with our neighbors.

COMMUNITIES

to see more visit Tantallon.info

RESOURCE LIST

NATIONAL GOLF CLUB

enjoy golfing and dining

<https://www.nationalgolfclubusa.com>



NATIONAL HARBOR

enjoy shopping, dining and recreational activities

<https://www.nationalharbor.com>

TANGER OUTLETS

enjoy shopping and lite dining

<https://www.tanger.com/nationalharbor.com>



SOUTHERN AREA DOG PARK AT RIVERVIEW PARK

furry friends social time

IMAGE CREDIT: [HTTPS://WWW.PGPARKS.COM/TRAILS/SOUTHERN-AREA-DOG-PARK-AT-RIVERVIEW-PARK](https://www.pgparcs.com/trails/southern-area-dog-park-at-riverview-park)

FORT WASHINGTON PARK

enjoy a trail walk and learn history

13551 Fort Washington Rd, Fort Washington, MD 20744

IMAGE CREDIT: [CREATOR: STEVE MARKOS | CREDIT: STEVE MARKOS \(WWW.NPPLAN.COM\)](http://WWW.NPPLAN.COM)
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RESOURCE LIST

ALLENTOWN SPLASH, TENNIS & FITNESS PARK

enjoy outdoor and indoor fun

7210 Allentown Rd, Fort. Washington,
MD 20744
(301) 449-5566

IMAGE CREDIT:
[HTTPS://WWW.PGPARKS.COM/FACILITIES/ALLENTOWN-SPLASH-TENNIS-AND-FITNESS-PARK-AQUATIC-CENTER](https://www.pgparcs.com/facilities/allentown-splash-tennis-and-fitness-park-aquatic-center)



<https://www.pgparcs.com/facilities/southern-regional-aquatic-wellness-center>

SOUTHERN REGIONAL AQUATIC WELLNESS CENTER

7011 BOCK RD, FORT
WASHINGTON, MD 20744
(301) 749-4180

IMAGE CREDIT:
[HTTPS://WWW.PGPARKS.COM/FACILITIES/SOUTHERN-REGIONAL-AQUATIC-WELLNESS-CENTER](https://www.pgparcs.com/facilities/southern-regional-aquatic-wellness-center)

COLIN POWELL ACADEMY k-8 school opening fall 2023

12200 Fort Washington Rd, Fort Washington,
MD 20744



Groceries and more:

Approximately 1-2 miles away

- Adventist Medical Center
- Barbershop
- CVS
- Safeway
- Take Out Food

Approximately 3 miles away

- Dry Cleaners - approximately 3 miles away
- Giant Food - approximately 3 miles away
- Evan's Shoe Repair -

Approximately 7 miles away

- Home Depot - approximately 7 miles away
- Dollar Tree
- Target - approximately 7 miles away



TANTALLON IN SCOTLAND



Photo Credit: David Ross and Britain Express

Thank you!

Relax and enjoy your new home

Meet your neighbors

Get involved

Join our TCA

Explore the community



www.Tantallon.info

Welcome.TCA@gmail.com

The.TCA.Memberships@gmail.com

The.TCA.Communications@gmail.com

NEXT STEPS