



## Tierra Madrones

### PROPERTY OWNER'S MANAGEMENT CERTIFICATE

*As Required by Section 209.004, Texas Property Code*

**DATE:** December 13, 2025

In accordance with **Texas Property Code Section 209.001 et seq.**, also known as the **Texas Residential Property Owners Protection Act**, this **Management Certificate** of **Tierra Madrones INC., a Texas Non-Profit Corporation**, shall be recorded in **each county** in which any portion of the residential subdivision is located.

1. The name of the subdivision is **Tierra Madrones.**
2. This residential subdivision is located wholly within Travis County, Texas. The recording information for the subdivision is Volume 86 Pages 38C, 38D, 39A Plat records Travis County Texas.
3. The name of the association is **Tierra Madrones Homeowners Association, Inc. a Texas Non-Profit Corporation.**
4. The recording information for the Restrictions is Volume 10710 Page 1246 Real Property Records, Travis County Texas. The first amendment to the Restrictions is recorded at Volume 10771 page 0926. The second amendment to the restrictions is recorded at document number 2022135447 of the real estate records of Travis County Texas. Copies of these documents may be obtained for free at the association website **tierramadrones.com.**
5. The name of the association is **Tierra Madrones Homeowners Association, Inc. a Texas Non-Profit Corporation. Its mailing address is:**

TIERRA MADRONES HOA INC  
WAYNE SCHWARTZ  
3604 Cassava Drive Austin, Texas 78746

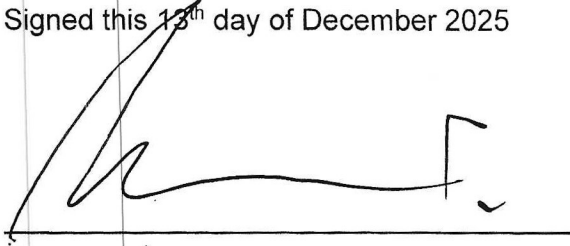
6. The association is self-managed. The association may be contacted at:

TIERRA MADRONES HOA INC  
WAYNE SCHWARTZ  
3604 Cassava Drive Austin, Texas 78746  
512-431-4619  
wnrs001@yahoo.com

7. The Association's website is [tierramadrones.com](http://tierramadrones.com). The association's dedicatory instruments are available at our website in accordance with Section 207.006 of the Texas Property Code.

The fee charged for a resale certificate is the maximum allowed by law (\$375.00). The charge for an amended certificate is the maximum allowed by law (\$75.00).

Signed this 13<sup>th</sup> day of December 2025



Tierra Madrones Homeowners Association Inc.

Adrian Overstreet, President

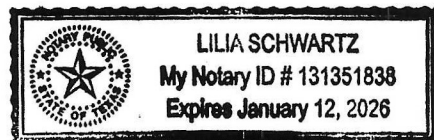
### Acknowledgement

State of Texas

County Of Travis

This instrument was acknowledged before me on this 13<sup>th</sup> day of December 2025 by Adrian Overstreet, President Tierra Madrones Homeowners Inc a Texas Nonprofit Corporation.

  
Notary Public, State of Texas



### AFTER RECORDING RETURN TO:

Wayne N Schwartz  
3604 Cassava Drive  
Austin, Texas 78746

INSTANT RETURN



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2025139552**

Dec 15, 2025 10:19 AM

Fee: \$33.00

HERNANDEZS