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Paul Gaines - Shareholder

Paul Gaines is a Shareholder in RMWBH's Community Association Law Section based out of the firm's San Antonio Office.

Paul is Board Certified in Property Owners Association Law and represents property owners' associations and developers throughout Texas, including single-family and commercial associations, master-planned communities, condominiums and townhomes. He provides a variety of legal services to his clients, including governing document preparation and interpretation, assessment collection, covenant compliance, foreclosures, contract review and negotiation, and corporate counsel. Additionally, he routinely handles litigation involving assessment delinquency, deed restriction enforcement and community association disputes.

Paul is a member of the San Antonio Chapter of the Community Associations Institute (CAI), previously acting as chairman of the legislative committee. He has served on the Board of Directors of the Texas Community Association Advocates (TCAA) and held the position of liaison for the greater San Antonio area. Mr. Gaines has authored numerous articles concerning property owners' association law and frequently presents on various real estate topics for boards, managers, and industry organizations.

Paul received his bachelor's degree from the University of North Texas and his law degree from St. Mary's University School of Law.

Practice Areas

Community Association Law
Real Estate Practice

Education

J.D., St. Mary's University School of Law, 2015
B.A., University of North Texas, 2012

Bar Admissions

State Bar of Texas

Affiliations

Texas Bar College
Community Associations Institute (CAI), San Antonio Chapter
Best Lawyers, SA Scene Magazine, 2019, 2020, 2021
Real Estate, Probate & Trust Law Section of the State Bar of Texas (REPTL)

Publications and Presentations

Presenter, Attorney Panel Seminar, Community Associations Institute (CAI), San Antonio Chapter, 2022

Presenter, 2021 Legislative Update Seminar, Community Associations Institute (CAI), San Antonio Chapter, 2021

Presenter, Attorney Panel Seminar, Community Associations Institute (CAI), San Antonio Chapter, 2021

Author, 87th Legislative Session, Common Terra Magazine, Community Associations Institute (CAI), San Antonio Chapter, 2021

Author, TCAA Legislative Recap, Common Terra Magazine, Community Associations Institute (CAI), San Antonio Chapter, 2021

Co-Author, Emotional Support Animals and Nuisance Animals, State Bar of Texas Advanced Real Estate Law Course, 2020

Co-Author, Contracting with Property Owner Association Clients for Legal Services, State Bar of Texas Advanced POA Law Course, 2019

Author, The E-Scooter Epidemic in San Antonio, Texas, Common Terra Magazine, Community Associations Institute (CAI), San Antonio Chapter, 2019

Co-Author, Property Owners' Association Law 2018 Selected Issues, State Bar of Texas 12th Annual Advanced Real Estate Strategies Course, 2018

Co-Author, Checklists and Forms for Statutory Compliance by Single Family Homeowner Associations and Condominium Associations, State Bar of Texas 29th Annual Advanced Real Estate Drafting Course, 2018

Co-Author, The New Wild West? HOA Common Areas and the Open Carry Law, FACETS, Community Associations Institute (CAI), Houston Chapter, 2016