



**Lou W. Burton**

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**Practice Areas:**

- Real Estate Transactions
- Land Use
- Development

**Bar Associations:**

- State Bar of Texas
  - Real Estate Section
  - Construction Section
  - Litigation Section
- U.S. District Court, Southern District of Texas
- U.S. Court of Appeals for the 5th Circuit
- Houston Bar Association
  - Real Estate Section

**Education:**

- University of Northern Colorado (B.A., 1977)
- South Texas College of Law (J.D., 1980)
  - Order of the Lytae
  - South Texas Law Review

Lou is a senior counsel with Wilson Cribbs + Goren who assists clients with commercial real estate matters, land use and property owners' association and condominium law. He has extensive experience in residential and mixed-use real estate development and documentation, including property owners' association organization, documentation and operation. Lou has nearly 40 years of experience practicing law.

Lou is thorough, detail oriented and tenacious when representing clients while remaining sensitive to their needs and objectives. Lou enjoys assisting clients in reaching their business goals and efficiently resolving disputes.

Lou's practice includes:

- Developing standards, policies and documentation for developers of residential communities and commercial and mixed-use developments during a project's planning and development, including the preparation and amendment of covenants, conditions, restrictions and easements.
- Solving problems and consulting with clients concerning land use development issues and property owners' association formation, operation and compliance with governing documents.
- Litigation and dispute resolution consultation and support regarding land use issues and disputes.

Lou is the principal author of Chapter 202 of the Texas Property Code, as originally adopted, which covers construction and enforcement of restrictive covenants. He successfully established the validity of assessment liens throughout the State of Texas before the Supreme Court of Texas. Lou was appointed as an Exam Commissioner for the Texas Real Estate Exam Commission, Texas Board of Legal Specialization, in 2018.

Lou conducts seminars and has written materials for community association directors and members focusing on:

- Legislative updates,
- The preparation, amendment and interpretation of

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restrictive covenants and other governing documents,

- Governance issues, including directors' and officers' liability, and,
- Federal regulation and constitutional constraints and their impact on restrictive covenant enforcement.

He predicts there will be a growing need for proper planning, preparation and documentation as the number of high-density projects increase throughout Texas. In Houston, because the city lacks a comprehensive zoning code, private land use covenants and restrictions are a primary means of land use regulation.

Lou earned his B.A. from the University of Northern Colorado in 1977 and received his J.D. from the South Texas College of Law in 1980.