



BENT WATER
ON LAKE CONROE

Membership Programs – April 1, 2023

Grand Membership

Privileges include unlimited use of the driving range and unlimited rounds of golf without greens fees at the Grand Pines Golf Club, the Miller course and the Weiskopf course, tee time requests can be made 8 days in advance, use of clubhouse and dining facilities at the Grand Pines Lodge, Country Club's Crescent Grille & Patio, Midway on the Green, The Sports Club's Snack Shack (seasonal), use of Tennis & Pickleball courts, Fitness Center, Day Spa, Marina and swimming pool facilities.

Initiation Fee	\$65,000
Monthly Dues	\$854

Country Club Membership

Includes unlimited use of the driving range and unlimited rounds of golf without greens fees on both the Weiskopf & Miller courses, tee time requests can be made 8 days in advance, use of the clubhouse and dining facilities at the Country Club's Crescent Grille & Patio, Midway on the Green, The Sports Club's Snack Shack (seasonal), use of Tennis & Pickleball courts, Fitness Center, Day Spa, Marina and swimming pool facilities.

Initiation Fee	\$35,000
Monthly Dues	\$619

Master's Golf Membership

Unlimited use of the driving range and unlimited rounds of golf with a 40% discount off the regular posted greens fees on both the Weiskopf & Miller courses, tee times can be made 7 days in advance, use of the clubhouse and dining facilities at the Country Club's Crescent Grille & Patio, Midway on the Green, The Sports Club's Snack Shack (seasonal), use of Tennis & Pickleball courts, Fitness Center, Day Spa, Marina and swimming pool facilities.

Initiation Fees	\$20,000
Monthly Dues	\$397

Sports Club Membership

Use of Fitness Center, Tennis & Pickleball Courts and Day Spa. Dining at the Country Club's Crescent Grille & Patio, Midway on the Green, Sports Club Snack Shack (seasonal) and access to Club Events at the Country Club & Yacht Club. Use of Marina and swimming pool facilities. Does not include golf privileges.

Initiation Fees	\$10,000
Monthly Dues	\$264

Social Membership

Dining privileges at the Country Club's Crescent Grille & Patio, Midway on the Green, Sports Club Snack Shack (seasonal) and access to Club Events at the Country Club & Yacht Club. Use of Day Spa, Marina and Swimming Pool facilities. This membership does not include golf privileges.

Initiation Fee	\$5,000
Monthly Dues	\$199

All memberships are fully transferable. Amounts subject to change at any time and do not include 8.25% sales tax.



BENT WATER

ON LAKE CONROE

Fee Schedule April 1, 2023**

(revised 2/25/2023)

Initiation Fees

Grand Pines	\$	65,000.00
Country Club	\$	35,000.00
Master's Golf	\$	20,000.00
Sports Club	\$	10,000.00
Social Club	\$	5,000.00

Monthly Dues

Grand Pines	\$	854.00
Country Club	\$	619.00
Master's Golf	\$	397.00
Sports Club	\$	264.00
Social Club	\$	199.00

Upgrade Fees

Social - Sports Club	\$	5,000.00
Social - Master's Golf	\$	15,000.00
Social - Country Club	\$	30,000.00
Social - Grand Pines	\$	60,000.00
Sports Club - Master's	\$	10,000.00
Sports Club - Country Club	\$	25,000.00
Sports Club - Grand Pines	\$	55,000.00
Master's - Country Club	\$	15,000.00
Master's - Grand Pines	\$	45,000.00
Country Club - Grand Pines	\$	30,000.00

Golf Guest Fees*

Miller/Weiskopf		
Mon - Thurs	18/9	\$65/36
Fri - Sun	18/9	\$80/45
Grand Pines		
Mon - Thurs	18/9	\$90/50
Fri - Sun	18/9	\$125/65

Golf Family Guest Fees*

Miller/ Weiskopf	\$	60.00
Grand Pines	\$	75.00

Group Fitness - Social/Guest Fees*

Drop In	\$	20.00
Unlimited Monthly	\$	125.00
Punch Card (5 classes/90 days)	\$	75.00

Gym - Guest Fees*

Daily	\$	10
Weekly	\$	50
Monthly	\$	150

Transfer Fees

Grand Pines	\$	26,000.00
Country Club	\$	14,000.00
Master's Golf	\$	8,000.00
Sports Club	\$	4,000.00
Social Club	\$	2,000.00

Exchange Fees*

Grand Pines	\$	13,000.00
Country Club	\$	7,000.00
Master's Golf	\$	4,000.00
Sports Club	\$	2,000.00
Social Club		n/a

Administrative Fee

\$ 250.00

Return Check Fee

\$ 35.00

Return ACH Fee

\$ 20.00

Marina Fees

Daily Slip Rental	\$	15.00
1/2 Day Kayak Rental	\$	35.00
Full Day Kayak Rental	\$	60.00

Golf - Trail Fee (Mch --> Feb)

Miller/Weiskopf	\$	995.00
Miller/Weiskopf/GP	\$	1,395.00

Yearly Golf Cart Lease *

M/W - GP

Individual	\$1600 / 1900
Member + Spouse	\$2200 / 2500
Family	\$2500 / 2800

Golf - Cart Rental (per person)

9 holes	\$	15.00
18 holes	\$	25.00

Yearly Social/Sports Range Plan

Family	\$	350.00
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Tennis - Fees*

Daily Guest Fee	\$	10.00
Ball Machine per hour	\$	15.00
Ball Machine - per month	\$	25.00
Annual Ball Fee	\$	165.00

*Restrictions Apply

**Fees are subject to change at any time and do not include 8.25% sales tax

Bentwater POA Assessments & Fees



July 1, 2022– June 30, 2023

ANNUAL PROPERTY OWNER ASSESSMENTS

BENTWATER POA

- All Sections
- HOME - \$996 LOT - \$634

STREET REPAIR FUND

- All Sections
- HOME - \$150 LOT - \$150

ADDITIONAL NEIGHBORHOOD FEES

THE ESTATES

- Sections: 22, 25, 26, 35, 41
- 46, 59, 60, 71, 84, 92
- HOME or LOT - \$235 Annually

BENTWATER BAY ESTATES

- Sections: 52, 82
- HOME or LOT- \$130 Annually

BENTHAVEN ISLAND

- Sections: 70, 93, 94
- HOME or LOT– For Fees Contact
- IMC Management for Benthaven Island
- Rhonda Roberts at: (936) 756-0032

THE ISLAND at BENTWATER

- Section: 50
- HOME or LOT- For Fees Contact IMC
- Management for The Island at Bentwater
- Rhonda Roberts at: (936) 756-0032

HARBORVIEW

- Sections: 38, 39
- HOME- \$155 Monthly for
- single lot homesite and \$200
- for consolidated homesite

YACHT HARBOR

- Sections: 48, 49
- HOME- \$176 Monthly

SOMERSET

- Sections: 15,16
- HOME- \$151 Monthly
- Half Lot- \$87 Monthly

LATE FEES

Annual Late Fee

\$50 (charged August 1st)

Finance Fee

10% per annum (charged monthly)

TRANSACTION FEES FOR ALL SECTIONS

CAPITAL RESERVE

CONTRIBUTION

- HOME - \$ 597.60
- Lot - \$ 380.40
- Due @ Closing

TRANSFER

- HOME or LOT
- \$115 to BWPOA
- Due @ Closing

REFINANCE HOME

- or LOT
- \$115 to BWPOA
- Due @ Closing

RESALE CERTIFICATE

- HOME or LOT
- \$175 to BWPOA
- Due @ Time of Order

Bentwater POA
 170 Hillsborough Dr. West
 Montgomery, TX 77356
 Phone: (936) 597-5532
www.bentwaterpoa.com

BENTWATER®
ON LAKE CONROE

SPORTS CLUB & SPA

COUNTRY CLUB

THE VILLAS
Check In/Out at the Country Club

YACHT CLUB

AMENITIES

- | KEY | NAME |
|-----|---|
| 1 | Yacht Club Ballroom |
| 2 | Garden Gazebo |
| 3 | Harborview Room |
| 4 | Yacht Club Pool |
| 5 | Lakefront Gazebo |
| 6 | Ship Store |
| 7 | Boat Launch |
| 8 | Golf Shop |
| 9 | Crescent Grille |
| 10 | Country Club Ballroom |
| 11 | Magnolia Room |
| 12 | Front Office
<i>Villa Check In/Out</i> |
| 13 | Fitness Center |
| 14 | Day Spa |
| 15 | Country Club Pool |
| 16 | Tennis Courts |

	FRONT GATE
	GUEST PARKING
	STOP SIGN
	BUILDING ENTRANCE

FM 1097 / BENTWATER DRIVE W

GRAND PINES

◀ TO I-45

TO MONTGOMERY, TX ▶



SOMERTON INTERSECTION

EDGEWOOD INTERSECTION

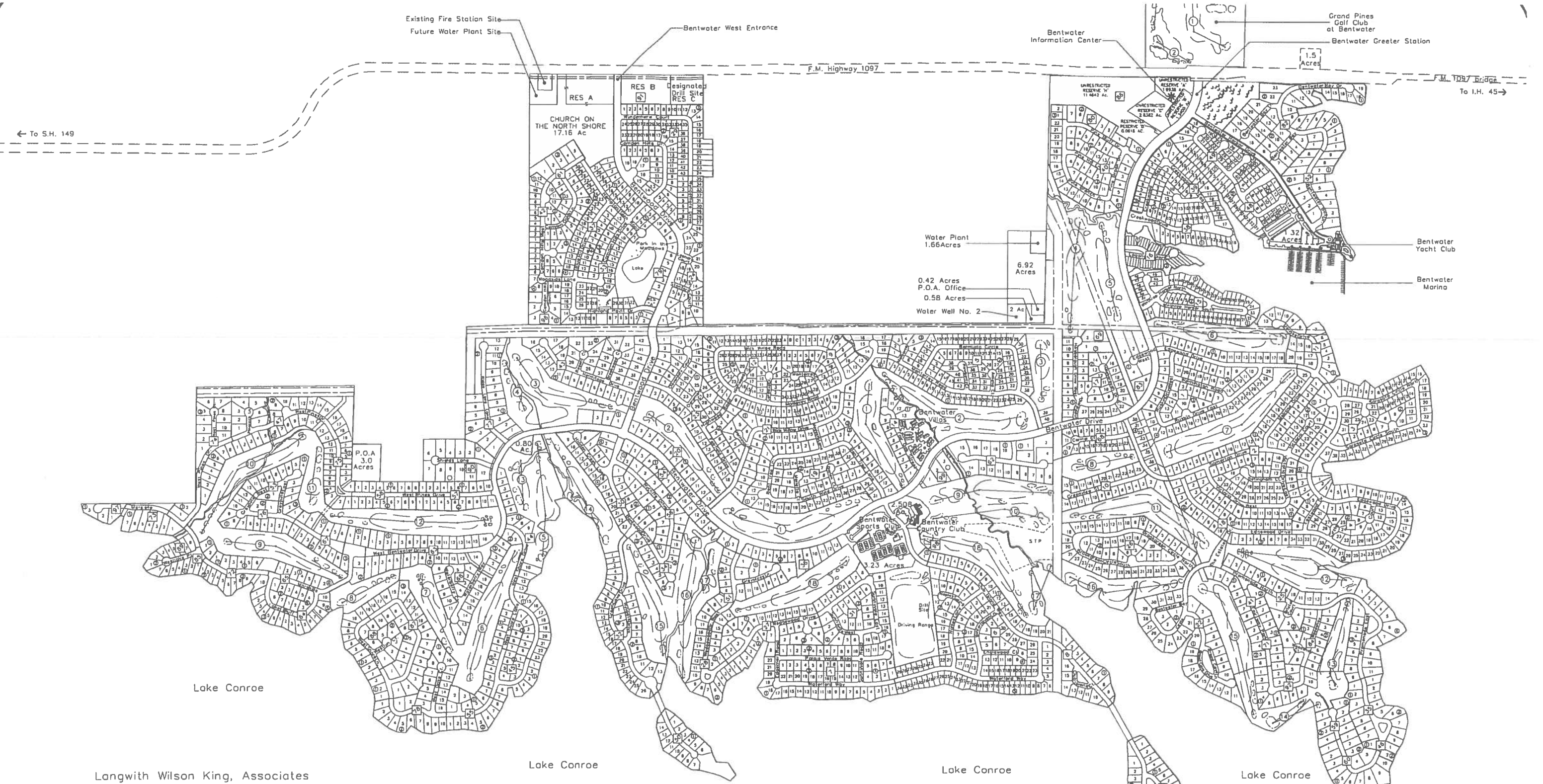
CLUB ISLAND WAY INTERSECTION

BENTWATER DRIVE

CLUB ISLAND WAY

FAIR OAK

LAKE



Langwith Wilson King, Associates
Architects

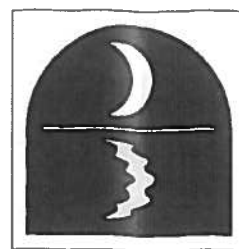
Bleyl & Associates
Civil Engineers

Wieskopf / Morrish Associates, Ltd.
Golf Course Architects

Scott Miller Design, Inc.
Golf Course Architects



Bleyl & Associates
Project Engineering & Management



BENTWATER
MASTER PLAN

