



**BENT WATER**  
ON LAKE CONROE

## Membership Programs – April 1, 2024

### 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	\$905

### 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	\$656

### 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	\$421

### 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	\$280

### 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	\$211

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, 2024\*\*

(revised 2/29/2024)

### 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

### 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

### Monthly Dues

Grand Pines	\$ 905.00
Country Club	\$ 656.00
Master's Golf	\$ 421.00
Sports Club	\$ 280.00
Social Club	\$ 211.00

### 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

### 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

### 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

### 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

### Yearly Golf Cart Lease \*

### M/W - GP

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

### Golf Family Guest Fees\*

Miller/ Weiskopf	\$ 60.00
Grand Pines	\$ 75.00

### Golf - Cart Rental (per person)

9 holes	\$ 15.00
18 holes	\$ 25.00

### Group Fitness - Social/Guest Fees\*

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

### Yearly Social/Sports Range Plan

Family	\$ 350.00
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### Gym - Guest Fees\*

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

### 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

Assessment Fee Schedule July 1, 2023 - June 30, 2024



## 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 - \$242 Annually

### **BENTWATER BAY ESTATES**

- Sections: 52, 82
- HOME or LOT- \$140 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- \$175 Monthly for
- single lot homesite
- and \$220 for consolidated
- homesite

### **YACHT HARBOR**

- Sections: 48, 49
- HOME- \$184 Monthly

### **SOMERSET**

- Sections: 15,16
- HOME- \$158 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](http://www.bentwaterpoa.com)

# BENTWATER®

ON LAKE CONROE



## 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

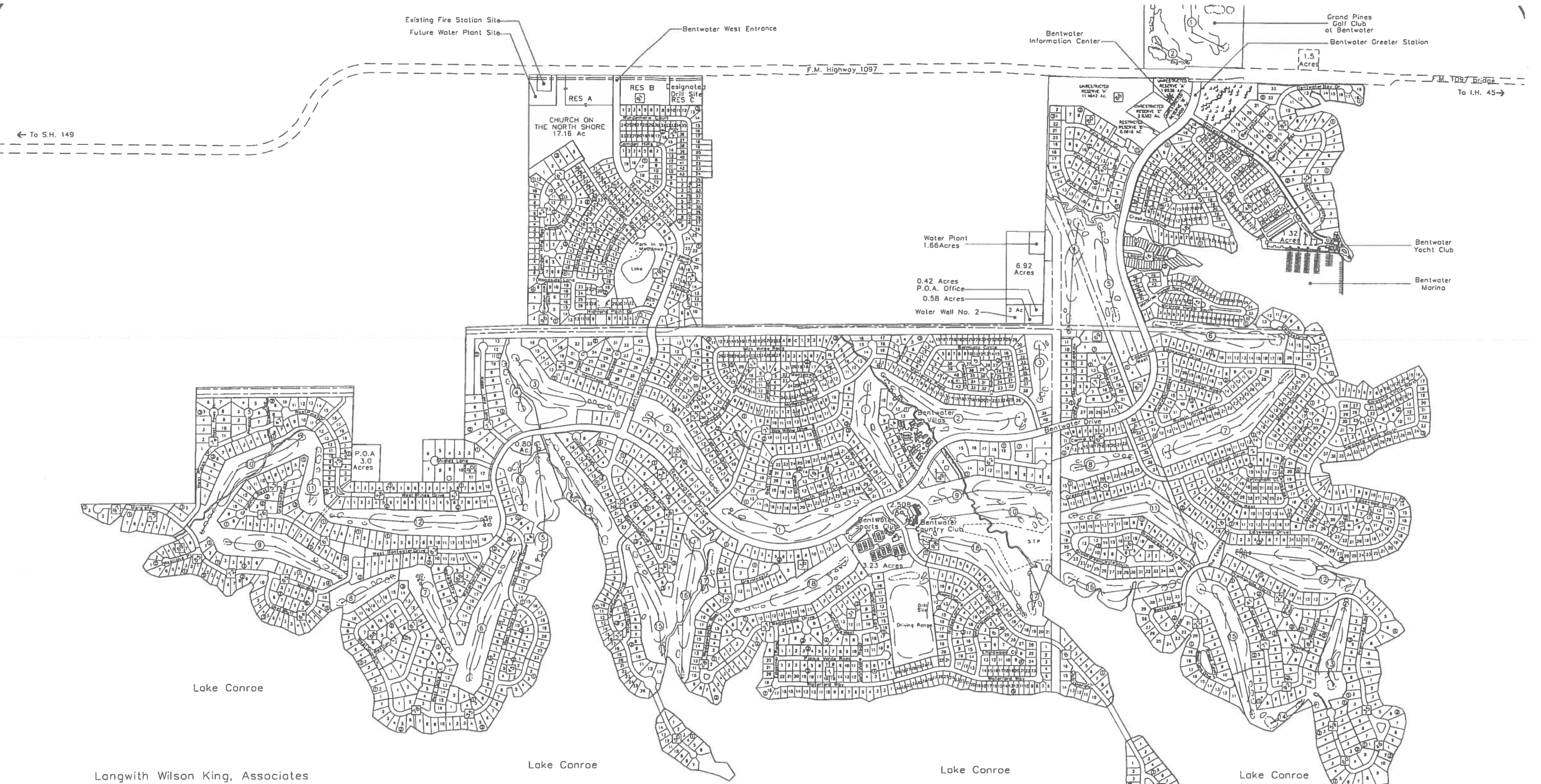
	FRONT GATE
	GUEST PARKING
	STOP SIGN
	BUILDING ENTRANCE

FM 1097 / BENTWATER DRIVE W

◀ TO I-45

**GRAND PINES**

TO MONTGOMERY, TX ▶



Langwith Wilson King, Associates  
Architects

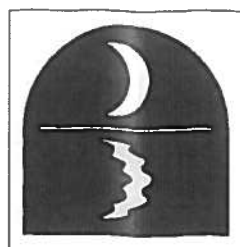
Bleyl & Associates  
Civil Engineers

Wieskopf / Morrish Associates, Ltd.  
Golf Course Architects

Scott Miller Design, Inc.  
Golf Course Architects



**Bleyl & Associates**  
Project Engineering & Management



**BENTWATER**  
MASTER PLAN

