



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 Assessments & Fees

July 1, 2024– June 30, 2025



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 - \$255 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
Kimberly Jones at: (936) 756-0032

THE ISLAND at BENTWATER

Sections: 50
HOME or LOT- For Fees Contact
IMC Management for The Island at
Bentwater - Kimberly Jones at:
(936) 756-0032

HARBORVIEW

Sections: 38, 39
HOME- \$175 Monthly for sin-
gle lot homesite and \$220 for
consolidated homesite

YACHT HARBOR

Sections: 48, 49
HOME- \$190 Monthly

SOMERSET

Sections: 15,16
HOME- \$164

LATE FEES

Annual Late Fee

\$50 (charged August 1st)

Finance Fee

10% per annum (charged monthly)

TRANSACTION FEES FOR ALL SECTIONS

CAPITAL RESERVE

CONTRIBUTION TRANSFER

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

← To S.H. 149

Existing Fire Station Site
Future Water Plant Site

Bentwater West Entrance

Bentwater
Information Center

Grand Pines
Golf Club
at Bentwater
Bentwater Greeter Station

F.M. Highway 1097

To I.H. 45 →

RES A
RES B
RES C
Designated
Drill Site

CHURCH ON
THE NORTH SHORE
17.16 Ac

Water Plant
1.66 Acres

6.92
Acres

0.42 Acres
P.O.A. Office

0.5B Acres
Water Well No. 2

1.5
Acres

Bentwater
Yacht Club

Bentwater
Marina

Lake Conroe

Lake Conroe

Lake Conroe

Lake Conroe

Langwith Wilson King, Associates
Architects

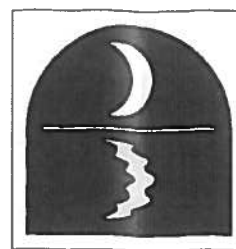
Bleyl & Associates
Civil Engineers

Wieskopf / Morrish Associates, Ltd.
Golf Course Architects

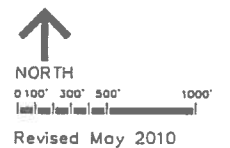
Scott Miller Design, Inc.
Golf Course Architects



Bleyl & Associates
Project Engineering & Management



BENTWATER
MASTER PLAN



Revised May 2010