



The Grand Membership

Full, unlimited access to every amenity Bentwater Yacht & Country Club has to offer including the crown jewel of Bentwater's 54 holes of championship golf, Grand Pines Golf Club. Perfectly situated between the National Forest and Lake Conroe, the all-green, ultra-luxurious Grand Pines is a golfer's paradise. Members enjoy an unrivaled private club experience with highly personalized service 24/7 every year. The Lodge at Grand Pines is the centerpiece for social activity, dining, golf, & special events. The tranquility of golf professionals and member service attendants is a great pride in providing a "home away from home" for each Grand Pines member and their guests.



The Country Club Membership

With unlimited monthly rounds of golf on both the 18-hole Weiskopf and Miller championship golf courses, the Country Club membership offers a premier private club experience. Limited only by access to Grand Pines, Country Club members enjoy all year membership privileges including Clubhouse facilities (no Fitness Center, Day Spa, Racquet Club, swimming pools, private Marina, and so much more).



The Bentwater lifestyle was designed to be fully lived! Its unique blend of relaxed lakeshore living and extraordinary amenities offers an unmatched lifestyle that few will ever have the chance to experience. For some, however, all it takes is a simple upgrade.

Upgrading your membership not only opens the door to new opportunities, it provides a valuable amenity package when buying and selling property in the neighborhood. Bentwater is currently the only private, gated, lakeshore community in Texas offering 54 holes of championship golf, a yacht club, Marina, Fitness Center, Day Spa, Racquet Club, swimming pools, and Guest Villas. The highly acclaimed Grand membership is the only membership level that provides full, unlimited access to the unique and highly desirable country club experience.

For information on the variety of upgrade options available to you, contact the Country Club's Membership department today and live Bentwater to the fullest!

936.597.6219 | bentwater.com



The Masters Golf Membership



The Sports Club Membership



The Social Membership



Bentwater POA Assessments & Fees July 1, 2025 – June 30, 2026

ANNUAL PROPERTY OWNERS ASSESSMENTS

BENTWATER POA

All Sections

Home - \$996.00 UNIMPROVED Lot - \$634

STREET REPAIR FUND

All Sections – \$150

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 at Closing

TRANSFER

Home or Lot

\$500

Due at Closing

REFINANCE

Home or Lot

\$200.00

Due at Closing

RESALE CERTIFICATE

{not required by the POA}

Home or Lot

\$375.00

Due at time of order

\$75 update fee, if needed

ADDITIONAL NEIGHBORHOOD FEES

THE ESTATES

Sections: 22, 25, 26, 35, 41, 46,

59, 60, 71, 84, 92

Home or Lot - \$266 Annually

HARBORVIEW

Sections: 38, 39

Home - \$175 monthly Single homesite

\$220 monthly for consolidated

BENTWATER BAY ESTATES

Sections: 52, 82

Home or Lot - \$160 Annually

YACHT HARBOR

Sections: 48, 49

Home - \$193 monthly

BENTHAVEN ISLAND &

Sections: 70, 93, 94

THE ISLAND at BENTWATER

Sections: 50

BOTH Islands have a second management

IMC Management Company

Atlanta Austin – 346-831-0087

SOMERSET

Sections: 15, 16

Home - \$169 monthly

Bentwater POA
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936-597-5532
www.bentwaterpoa.com
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