



Membership Programs – April 1, 2025

Grand Membership

- Unlimited rounds of golf without greens fees at Grand Pines Golf Club, the Miller Course, and the Weiskopf Course
- Unlimited use of the Golf Practice Facilities at all three courses
- Dining at Grand Pines Lodge, the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Fitness Center, Tennis & Pickleball Courts, and Day Spa
- Use of the Marina and Swimming Pool facilities

Initiation Fee \$65,000

Monthly Dues \$968

Country Club Membership

- Unlimited rounds of golf without greens fees on both the Weiskopf and Miller Courses
- Unlimited use of the Golf Practice Facilities at both the Weiskopf and Miller courses.
- Dining at the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Fitness Center, Tennis & Pickleball Courts, and Day Spa
- Use of the Marina and Swimming Pool facilities

Initiation Fee \$35,000

Monthly Dues \$702

Master's Golf Membership

- Unlimited rounds of golf with a 40% discount off the regular posted greens fees on both the Weiskopf and Miller Courses
- Unlimited use of the Golf Practice Facilities at both the Weiskopf and Miller courses.
- Dining at the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Fitness Center, Tennis & Pickleball Courts, and Day Spa
- Use of Marina and Swimming Pool facilities

Initiation Fee \$20,000

Monthly Dues \$450

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, the Sports Club Pool Snack Shack (seasonal), and access to Club Events at the Country Club & Yacht Club.
- Use of Marina and Swimming Pool facilities
- This membership does not include golf privileges

Initiation Fee \$10,000

Monthly Dues \$288

Social Membership

- Dining privileges at the Country Club's Crescent Grille & Patio, Midway on the Green, the Sports Club Pool 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 \$217



BENTWATER

ON LAKE CONROE

Fee Schedule April 1, 2025**

(revised 4/1/2025)

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	\$ 968.00
Country Club	\$ 702.00
Master's Golf	\$ 450.00
Sports Club	\$ 288.00
Social Club	\$ 217.00

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	\$80/42
Fri - Sun	18/9	\$100/55
Grand Pines		
Mon - Thurs	18/9	\$100/55
Fri - Sun	18/9	\$135/75

Yearly Golf Cart Lease *

M/W - GP

Individual	\$1650 / 1950
Member + Spouse	\$2250 / 2550
Family	\$2550 / 2850

Group Fitness - Social/Guest Fees*

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

Golf - Cart Rental (per person)

9 holes	\$ 16.50
18 holes	\$ 27.50

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, 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

REFINANCE

Home or Lot

\$200.00

Due at Closing

TRANSFER

Home or Lot

\$500

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
170 Hillsborough Dr. West
Montgomery, TX 77356
936-597-5532
www.bentwaterpoa.com
Updated 6/4/2025

BENTWATER®
ON LAKE CONROE

SPORTS CLUB & SPA

COUNTRY CLUB

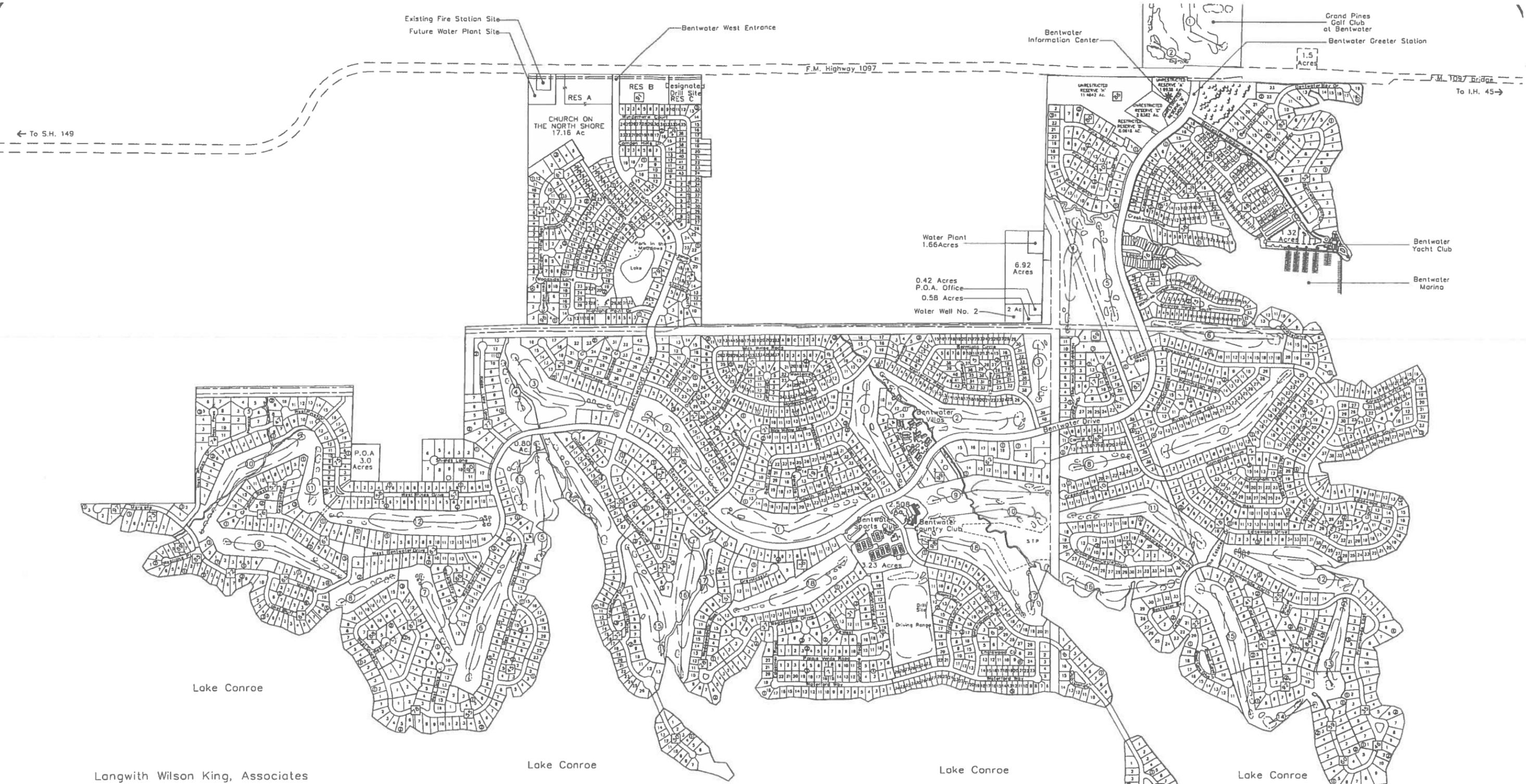
THE VILLAS
Check In/Out at the Country Club

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

To I.H. 45 →

Langwith Wilson King, Associates
Architects

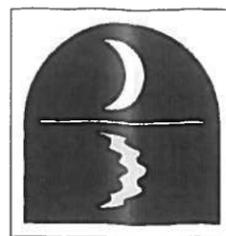
Bleyl & Associates
Civil Engineers

Wieskopf / Morrhish Associates, Ltd.
Golf Course Architects

Scott Miller Design, Inc.
Golf Course Architects



Bleyl & Associates
Project Engineering & Management



BENTWATER
MASTER PLAN

↑
NORTH
0 100' 300' 500' 1000'
Revised May 2010