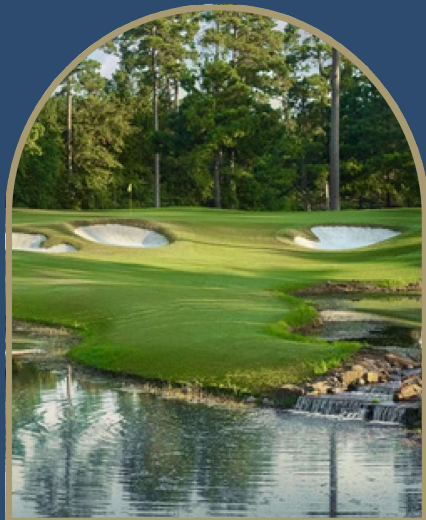
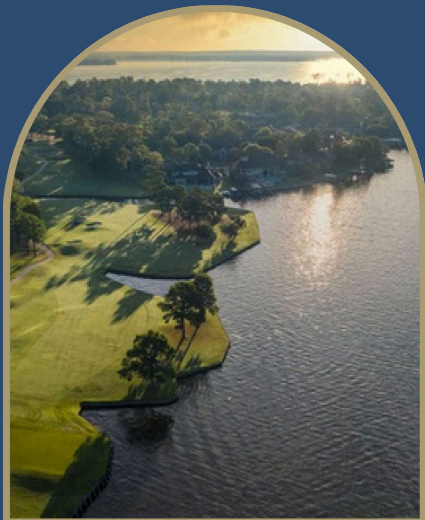


BENTWATER

ON LAKE CONROE



MEMBERSHIP INFORMATION

Discover an exceptional array of amenities and services designed for our members. In the following pages, explore the details of Bentwater's membership levels and the various offerings available at Bentwater Yacht & Country Club.

800 Bentwater Drive
Montgomery, Texas 77356
936-597-6219
membership@bentwaterclub.com



GRAND MEMBERSHIP

Enjoy an exclusive retreat with our Grand Membership level.



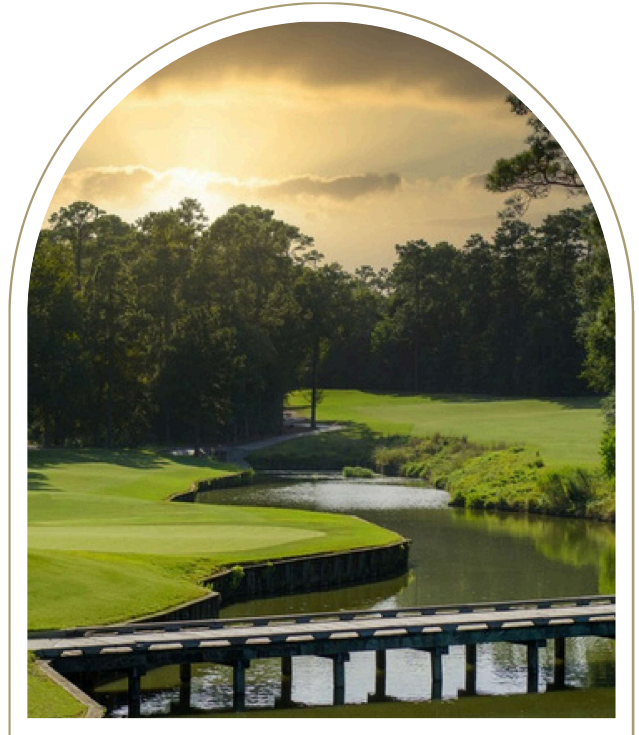
FINEST CLUB DINING

Dining Privileges @

- **Grand Pines Lodge**
- The Country Club's Crescent Grille & Patio
- Midway on the Green
- The Sports Club Pool Snack Shack (seasonal)
- Access to Club Events at the Country Club & Yacht Club.

WELLNESS & RECREATION

- Fitness Center
- Tennis & Pickleball Courts
- Day Spa
- Marina
- Swimming Pools



CHAMPIONSHIP GOLF

Unlimited rounds with no green fees @

- **Grand Pines Golf Club**
- The Miller Course
- The Weiskopf Course

Unlimited use of the Golf Practice Facilities at all three courses

INVESTMENT

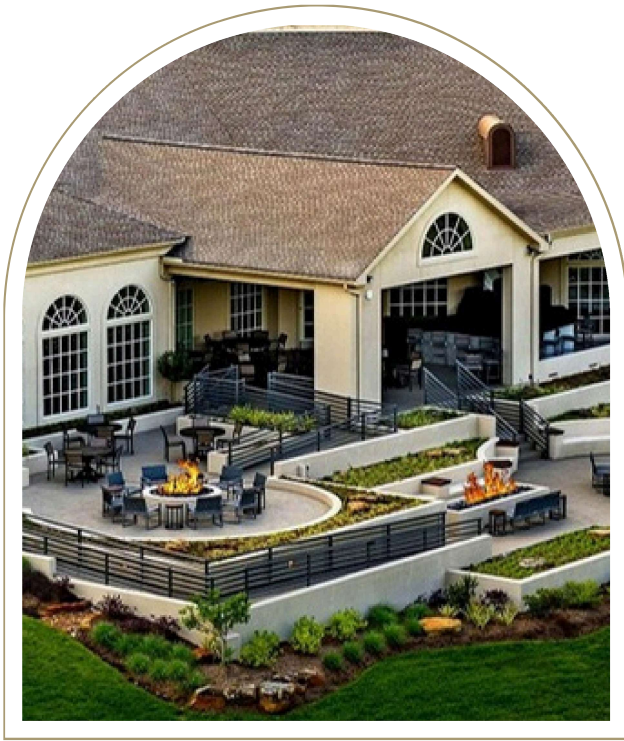
\$65,000
Initiation Fee

\$1036
Monthly Dues

Amounts subject to change at any time and do not include 8.25% sales tax.

COUNTRY CLUB MEMBERSHIP

Unlimited fairway fun.



CLUB DINING

Dining Privileges @

- The Country Club's Crescent Grille & Patio
- Midway on the Green
- The Sports Club Pool Snack Shack (seasonal)
- Access to Club Events at the Country Club & Yacht Club.



GOLF

Unlimited rounds with no green fees @

- The Miller Course
- The Weiskopf Course

Unlimited use of the Golf Practice Facilities at both courses

WELLNESS & RECREATION

- Fitness Center
- Tennis & Pickleball Courts
- Day Spa
- Marina
- Swimming Pools

INVESTMENT

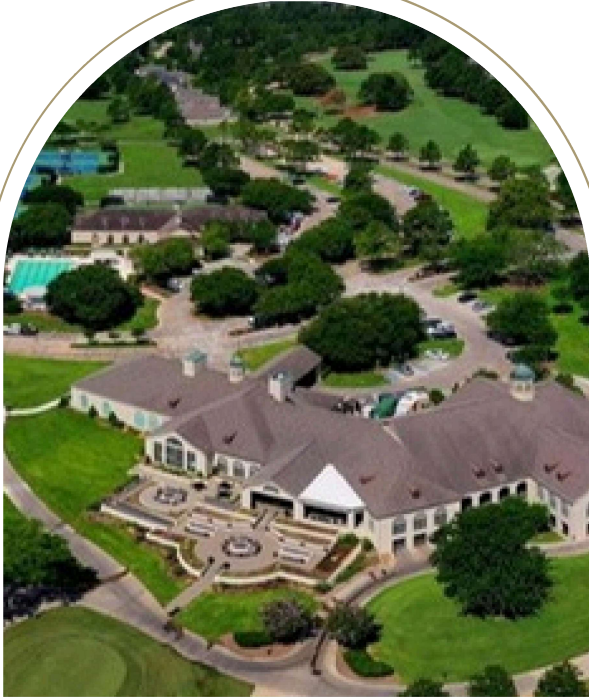
\$35,000
Initiation Fee

\$751
Monthly Dues

Amounts subject to change at any time and do not include 8.25% sales tax.

MASTERS GOLF MEMBERSHIP

Casual Golfer-out on the fairway when time permits.



CLUB DINING

Dining Privileges @

- The Country Club's Crescent Grille & Patio
- Midway on the Green
- The Sports Club Pool Snack Shack (seasonal)
- Access to Club Events at the Country Club & Yacht Club.

WELLNESS & RECREATION

- Fitness Center
- Tennis & Pickleball Courts
- Day Spa
- Marina
- Swimming Pools

GOLF

Unlimited rounds with 40% off regular posted green fees @

- The Miller Course
- The Weiskopf Course

Unlimited use of the Golf Practice Facilities at both courses

INVESTMENT

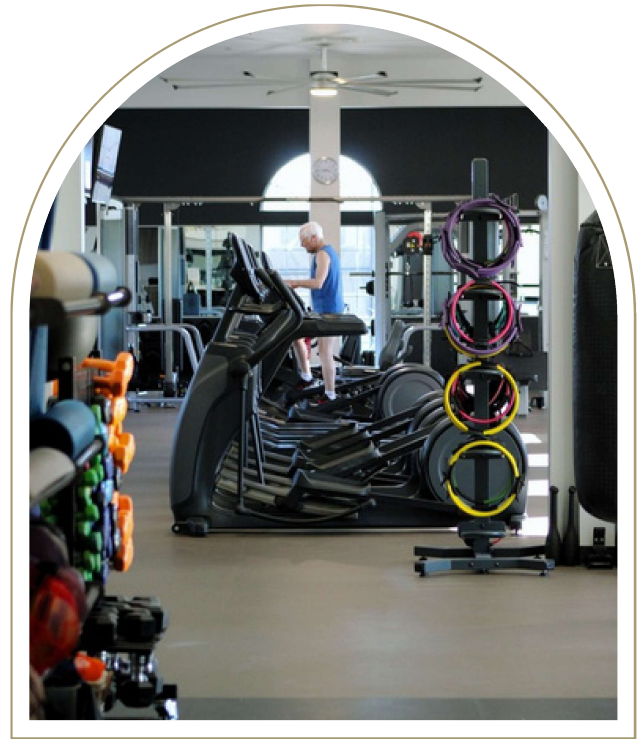
\$20,000
Initiation Fee

\$482
Monthly Dues

Amounts subject to change at any time and do not include 8.25% sales tax.

SPORTS CLUB MEMBERSHIP

Recreational fitness and friends.



CLUB DINING

Dining Privileges @

- The Country Club's Crescent Grille & Patio
- Midway on the Green
- The Sports Club Pool Snack Shack (seasonal)
- Access to Club Events at the Country Club & Yacht Club.

WELLNESS & RECREATION

- Fitness Center
- Tennis & Pickleball Courts
- Day Spa
- Marina
- Swimming Pools

INVESTMENT

\$10,000
Initiation Fee

\$300
Monthly Dues

Amounts subject to change at any time and do not include 8.25% sales tax.

SOCIAL CLUB MEMBERSHIP

Club life served daily.



CLUB DINING

Dining Privileges @

- The Country Club's Crescent Grille & Patio
- Midway on the Green
- The Sports Club Pool Snack Shack (seasonal)
- Access to Club Events at the Country Club & Yacht Club.

INVESTMENT

\$5,000

Initiation Fee

\$224

Monthly Dues

Amounts subject to change at any time and do not include 8.25% sales tax.

UPGRADE FEES

Elevate your membership experience.

From → To	Sports	Masters	Country	Grand Pines
Social	\$5,000	\$15,000	\$30,000	\$60,000
Sports	-	\$10,000	\$25,000	\$55,000
Masters	-	-	\$15,000	\$45,000
Country	-	-	-	\$30,000

**Amounts subject to change at any time and do not include 8.25% sales tax.*

BENTWATER NO INTEREST PAYMENT PLANS

Choose from 2 great options



<u>Plan #1</u>	<u>Upgrade Fee*</u>	<u>10% Down Payment*</u>	<u>60 Monthly Payments**</u>
Social - Sports Club	\$5,000	\$500	\$75.00
Social - Masters Golf	\$15,000	\$1,500	\$225.00
Social - Country Club	\$30,000	\$3,000	\$450.00
Social- Grand Pines	\$60,000	\$6,000	\$900.00
Sports Club - Masters Golf	\$10,000	\$1,000	\$150.00
Sports Club - Country Club	\$25,000	\$2,500	\$375.00
Sports Club- Grand Pines	\$55,000	\$5,500	\$825.00
Masters Golf - Country Club	\$15,000	\$1,500	\$225.00
Masters Golf - Grand Pines	\$45,000	\$4,500	\$675.00
Country Club- Grand Pines	\$30,000	\$3,000	\$450.00

<u>Plan #2</u>	<u>Upgrade Fee*</u>	<u>0% Down Payment*</u>	<u>48 Monthly Payments**</u>
Social - Sports Club	\$5,000	\$0	\$104.17
Social - Masters Golf	\$15,000	\$0	\$312.50
Social - Country Club	\$30,000	\$0	\$625.00
Social- Grand Pines	\$60,000	\$0	\$1,250.00
Sports Club - Masters Golf	\$10,000	\$0	\$208.33
Sports Club - Country Club	\$25,000	\$0	\$520.83
Sports Club - Grand Pines	\$55,000	\$0	\$1,145.83
Masters Golf - Country Club	\$15,000	\$0	\$312.50
Masters Golf - Grand Pines	\$45,000	\$0	\$937.50
Country Club- Grand Pines	\$30,000	\$0	\$625.00

**amounts do not include 8.25% sales tax **amount plus tax is addition to your new monthly dues rate*

FEES

Transfer Fees

Buyer- Seller

Grand Pines	\$26,000
Country Club	\$14,000
Masters Golf	\$8,000
Sports Club	\$4,000
Social	\$2,000

Exchange Fees/Owners of Multiple Lots*

**the exchange of Memberships from one home or homesite owned by a Member to another home or homesite owned by the same Member. Both deeds must be in the same name, both memberships must be in the same name as the deed, and both club accounts must be current and in good standing.*

Grand Pines	\$13,000
Country Club	\$7,000
Masters Golf	\$4,000
Sports Club	\$2,000
Social	n/a

**Amounts subject to change at any time and do not include 8.25% sales tax.*

ADDITIONAL FEES

Golf Guest Fees*

	<u>9 holes</u>	<u>18 holes</u>
<u>Miller/Weiskopf</u>		
Monday- Thursday	\$42	\$80
Friday- Sunday	\$55	\$100
<u>Grand Pines</u>		
Monday- Thursday	\$55	\$100
Friday- Sunday	\$75	\$135

Golf- Trail Fee (March --> February)

Miller/Weiskopf	\$1,095
Miller/Weiskopf/Grand Pines	\$1,495

Yearly Golf Cart Lease*

	<u>Miller/Weiskopf</u>	<u>Grand Pines</u>
Individual	\$1,650	\$1,950
Member + Spouse	\$2,250	\$2,550
Family	\$2,550	\$2,850

Golf - Cart Rental (Per Person)

9 Holes	\$16.50
18 Holes	\$27.50

**Amounts subject to change at any time and do not include 8.25% sales tax.*

ADDITIONAL FEES

Gym Guest Fees*

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

Group Fitness - Social/Guest Fees*

Drop-In	\$20
Unlimited Monthly	\$125
Punch Card (5 classes/90 days)	\$75

Tennis Fees*

Daily Guest Fee	\$10
Ball Machine- per hour	\$15
Ball Machine- per month	\$25
Annual Ball Fee	\$165

Yearly Social/Sports Range Plan

Family	\$350
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**Amounts subject to change at any time and do not include 8.25% sales tax.*

ADDITIONAL FEES

Marina Fees

Daily Slip Rental	\$16
1/2 Day Kayak Rental	\$35
Full-day Kayak Rental	\$60





Misc. Fees

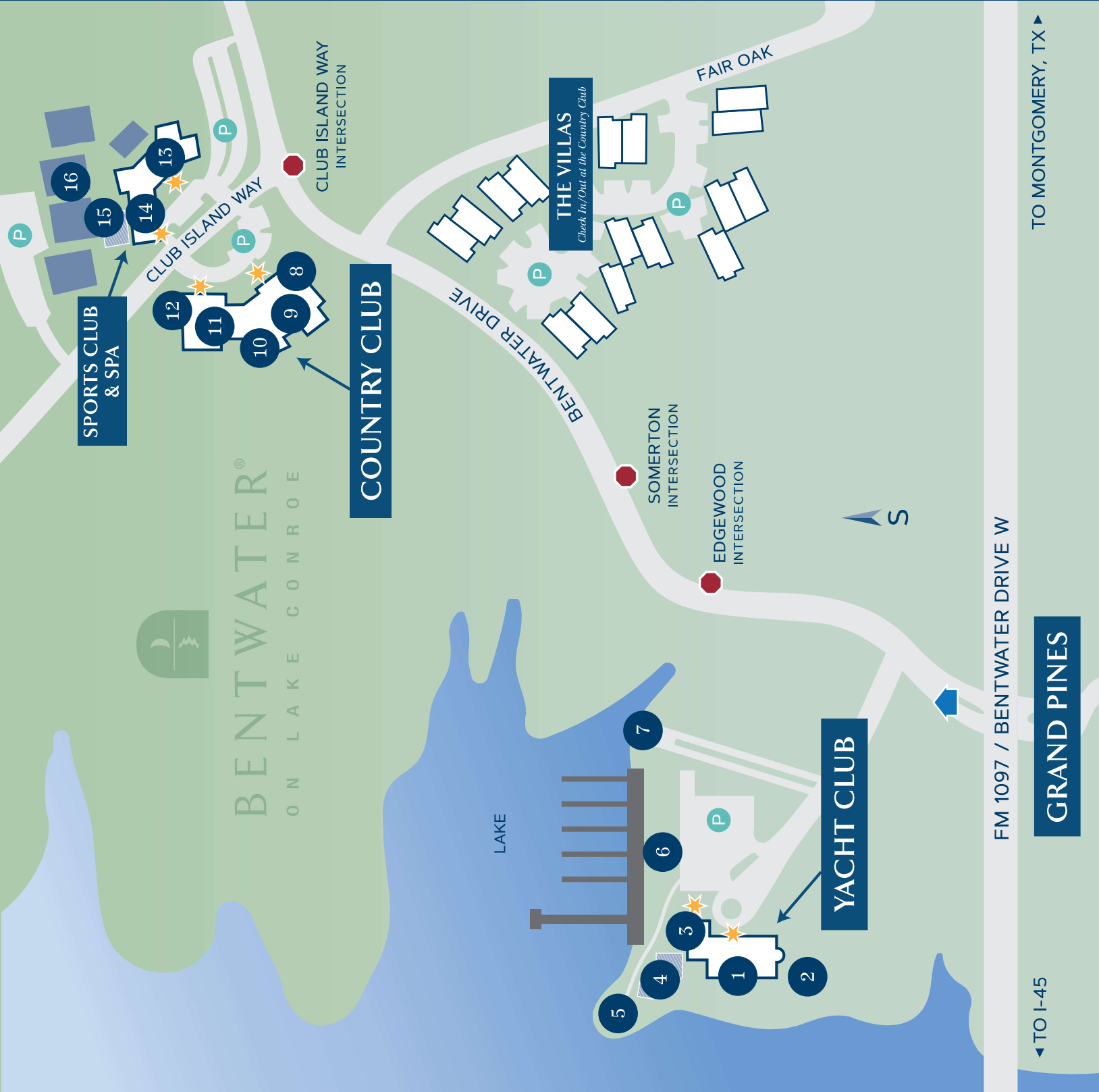
Administrative Fee	\$250
Return Check Fee	\$35
Return ACH Fee	\$20

**Amounts subject to change at any time and do not include 8.25% sales tax.*

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 I-45

FM 1097 / BENTWATER DRIVE W

GRAND PINES

TO MONTGOMERY, TX ▶

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