



# 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](mailto:membership@bentwaterclub.com)



# GRAND MEMBERSHIP

*Enjoy an exclusive retreat with our Grand Membership level.*



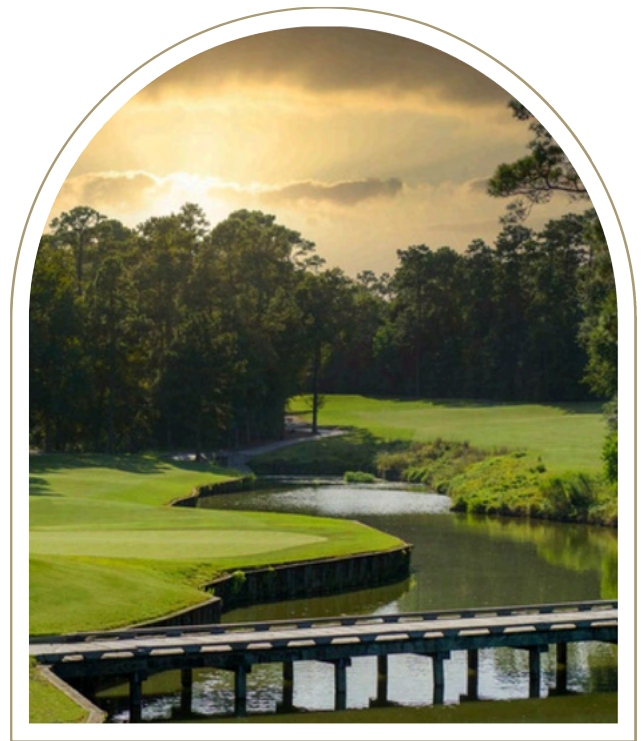
## FINEST CLUB DINING

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

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**\$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

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**\$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

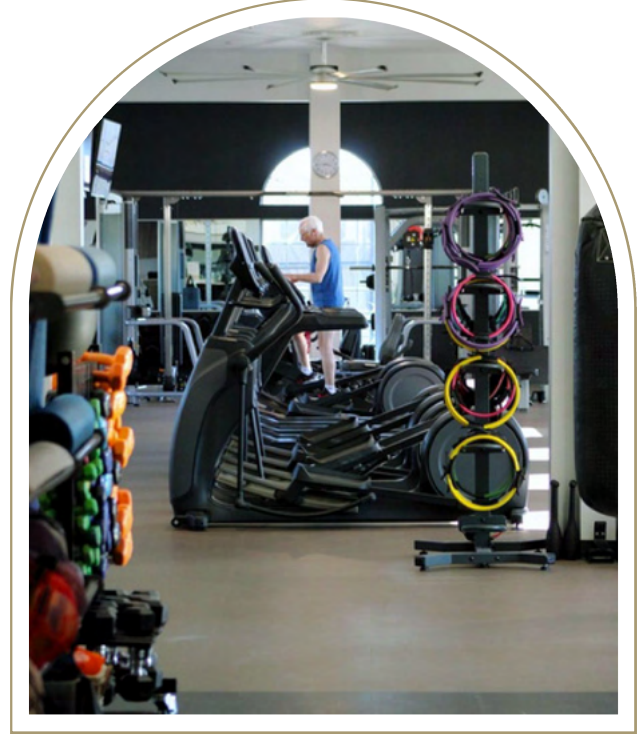
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**\$482**  
Monthly Dues

*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

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**\$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

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**\$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*



| <b><u>Plan #1</u></b>       | <b><u>Upgrade Fee*</u></b> | <b><u>10% Down Payment*</u></b> | <b><u>60 Monthly Payments**</u></b> |
|-----------------------------|----------------------------|---------------------------------|-------------------------------------|
| 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                            |

| <b><u>Plan #2</u></b>       | <b><u>Upgrade Fee*</u></b> | <b><u>0% Down Payment*</u></b> | <b><u>48 Monthly Payments**</u></b> |
|-----------------------------|----------------------------|--------------------------------|-------------------------------------|
| 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  |

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## 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 |

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# 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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# 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  |

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# 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<br><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

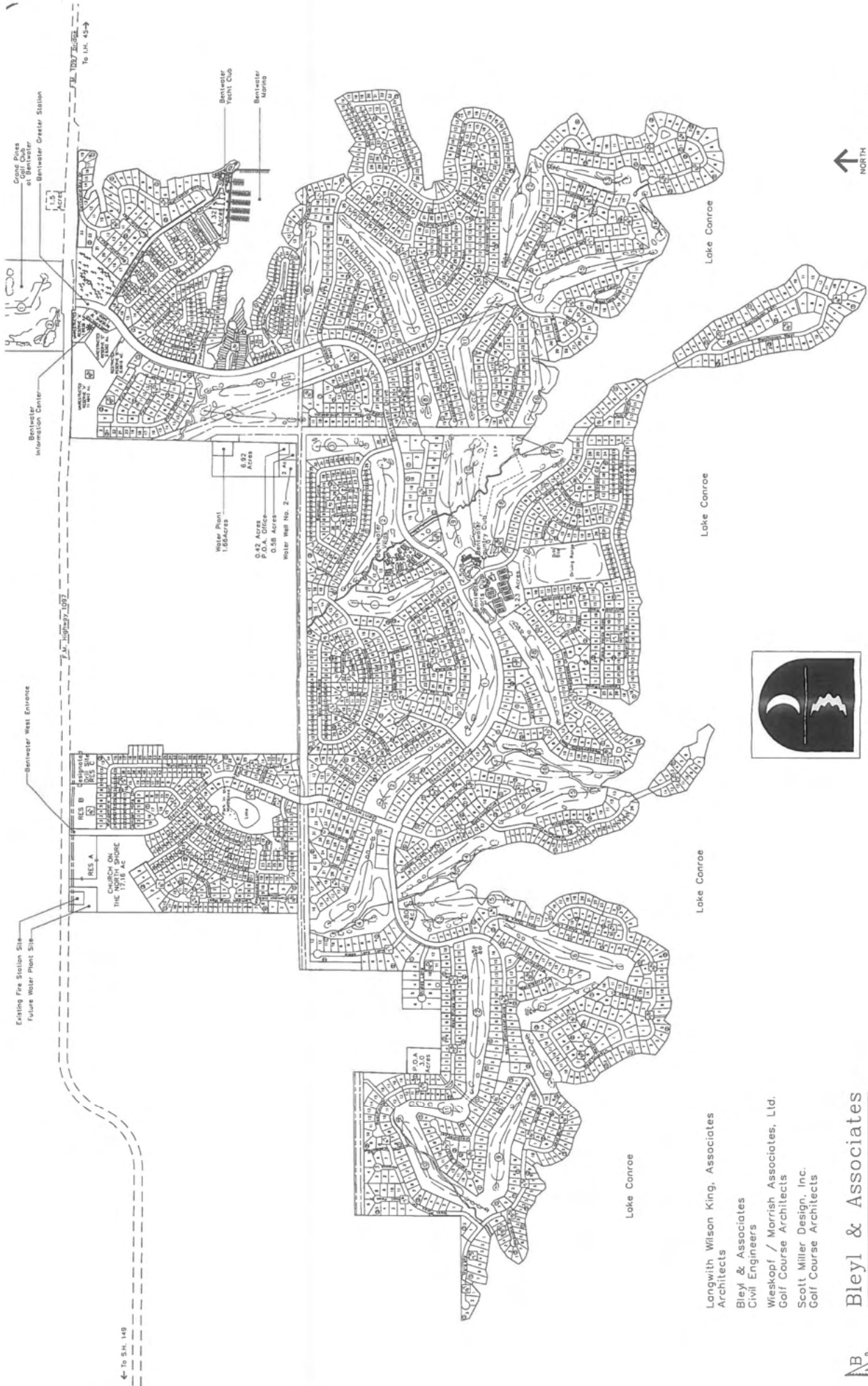


◀ TO I-45

FM 1097 / BENTWATER DRIVE W

**GRAND PINES**

TO MONTGOMERY, TX ▶




 NORTH  
 Scale: 1" = 100'  
 Revised May 2010



**BENTWATER**  
 MASTER PLAN

- Longwith Wilson King, Associates  
Architects
- Bley & Associates  
Civil Engineers
- Wieskopf / Marrison Associates, Ltd.  
Golf Course Architects
- Scott Miller Design, Inc.  
Golf Course Architects

**Bley & Associates**  
 Project Engineering & Management



# Bentwater POA Assessments & Fees

## July 1, 2026 – June 30, 2027

### ANNUAL PROPERTY OWNERS ASSESSMENTS

#### **BENTWATER POA**

All Sections

Home - \$1,040.00 UNIMPROVED Lot - \$678

#### **STREET REPAIR FUND**

All Sections – \$150

#### **LATE FEES:**

Annual Late Fee - \$50 (charged August 1<sup>st</sup>)

Finance Fee – 10% per annum (charged monthly)

### TRANSACTION FEES FOR ALL SECTIONS

#### **CAPITAL RESERVE FEE**

Home - \$1,040.00

Lot - \$678.00

*Due at Closing*

#### **TRANSFER FEE**

Home or Lot

\$500

*Due at Closing*

#### **REFINANCE FEE**

Home or Lot (Due at closing)

\$200.00

#### **RESALE CERTIFICATE FEE**

{not required by the POA}

Home or Lot

\$375.00

*Due at time of order*

\$75 update fee, if needed

#### **TRANSFER FEE-Name Change**

(Example person to LLC or Trust)

\$200.00

### ADDITIONAL NEIGHBORHOOD FEES

#### **THE ESTATES**

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

59, 60, 71, 84, 92

Home or Lot - \$278 Annually

#### **HARBORVIEW**

Sections: 38, 39

Home - \$175 monthly Single homesite

\$220 monthly for consolidated

#### **BENTWATER BAY ESTATES**

Sections: 52, 82

Home or Lot - \$180 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](http://www.BentwaterPOA.com)

Updated: 05/19/2026