

Fourth Walnut Creek Mutual (4WCM) is a Homeowner's Association (HOA). Rossmoor has 23 Homeowners' Associations (HOA) that are called **Mutuals**. The Mutuals are nonprofit corporations created to manage the Common Interest Developments (CID). Each Mutual has a board of directors that establishes policies and rules and sets budgets to maintain the property.

Golden Rain Foundation (GRF) is a separate corporation separate from the Mutual that manages the common facilities on Rossmoor such as the clubhouses and streets as well as the recreational facilities and security.

Mutual Operation Division (MOD) is a division of GRF that is operated as an independent entity that provides two different services to most Mutuals.

1. Management services. Provides accounting, record keeping and services such as alterations.
2. Maintenance services. Maintains or building and grounds either with staff or by contracting with separate contractors for specific services or repairs.

Projects are a set of buildings and surrounding property that are part of a Mutual. Typically, they are a set of buildings that were built at the same time, hence the term "Project". 4WCM consists of 7 projects, most of which are on Skycrest Dr. These projects were originally part of 3WCM. Projects 24 (Tice Creek) and 25 (Pine Knoll) are condominiums surrounded by coops. Unlike condominiums, coops are own differently is that the owners have no deed of trust and are managed differently. Project 24 on Tice Creek Dr. consists of the original Rossmoor model homes. Projects 19 and 21 were not part of the original Mutual but transferred from 3WCM later. Individual living units are called **Manors**.

Except for some carports in Entry 10 they are either under a different building or a separate standalone structure. They have different numbers than the building numbers. They are numbered with the project number followed with a two-digit sequential number within the project.