**Saved from manuals.plus.**
**Open the live page for links to other documents and user manuals.**



**Blütezeit MJ-300**

# Blütezeit MJ-300 Sliding Gate Opener Instruction Manual

Model: MJ-300

## 1. Introduction

This manual provides detailed instructions for the installation, operation, and maintenance of your Blütezeit MJ-300 Sliding Gate Opener. This system is designed for residential and light commercial sliding gates, offering reliable performance for gates up to 900 lb. It includes a robust AC sliding gate motor, 13.12ft of galvanized steel gear racks, and a 13ft retro-reflective infrared safety sensor for enhanced security.

## 2. Safety Information

**Important Safety Instructions:**

- Read and understand all instructions before installation and use.
- Ensure all electrical connections comply with local codes and regulations.
- Keep the gate area clear of obstructions, children, and pets during operation.
- The infrared safety sensor must be installed and properly calibrated to prevent injury or damage.
- Do not attempt to repair or modify the gate opener yourself. Contact qualified personnel for service.
- Always disconnect power before performing any maintenance or adjustments.

## 3. Package Contents

Verify that all components are present before beginning installation:

- Blütezeit MJ-300 Sliding Gate Opener Motor (1 unit)
- Galvanized Steel Gear Racks (4 pieces, 3.28 ft each, total 13.12 ft)
- Retro-Reflective Infrared Safety Sensor (1 unit)
- Remote Controls (2 units, 433.92MHz)
- Mounting Hardware for motor, racks, and sensor
- Magnet Switches (Red for CLOSE, Blue for OPEN)

## 4. Product Overview and Features

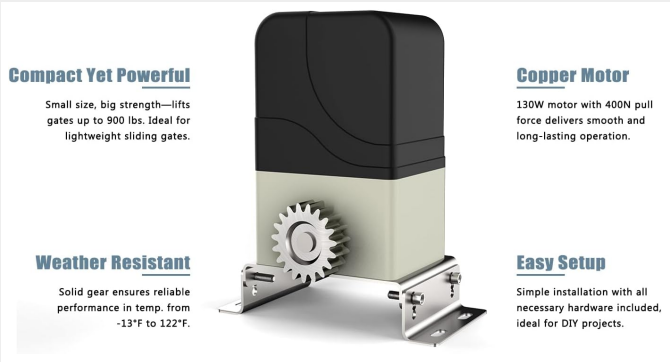


**Figure 4.1: MJ-300 Gate Opener Motor.** This image shows the compact motor unit with its exposed gear, highlighting its robust construction and readiness for installation. Key features like its powerful 130W copper motor, weather resistance, and easy setup are indicated.

The MJ-300 gate opener features a 130W AC110V pure copper motor, providing smooth and consistent performance for gates up to 900 lb. Its solid gear ensures reliable operation in temperatures ranging from -13°F to 122°F.




**Figure 4.2: Remote Control and Magnet Switches.** This image displays the included remote control with A, B, C, D buttons, and the red and blue magnet switches. The remote uses rolling code for secure operation and supports customizable single or three-button modes. The magnet switches provide precise control over the gate's open and close positions.

The system includes two remote controls with a 433.92MHz frequency, offering secure rolling code technology and customizable operation modes. An auto-close function is adjustable from 5 to 120 seconds. Red and blue magnet switches are provided for precise gate position control.




**Figure 4.3: Steel Gear Racks.** This image shows the four galvanized steel gear racks included with the system, designed for durability and smooth gate movement.

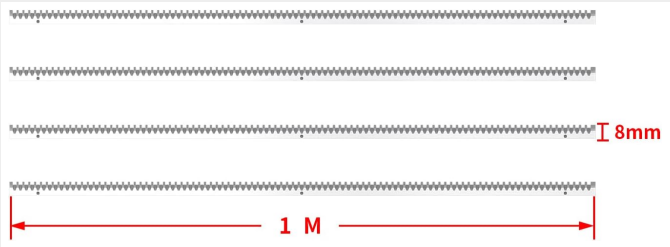


**Figure 4.4: Gear Rack Dimensions.** This image illustrates the dimensions of the steel gear racks, showing an 8mm thickness and 1-meter length per section.

The heavy-duty 13.12ft steel gear rack system consists of four 3.28 ft galvanized steel racks, ensuring maximum strength, durability, and long-term wear resistance for smooth, steady gate movement.

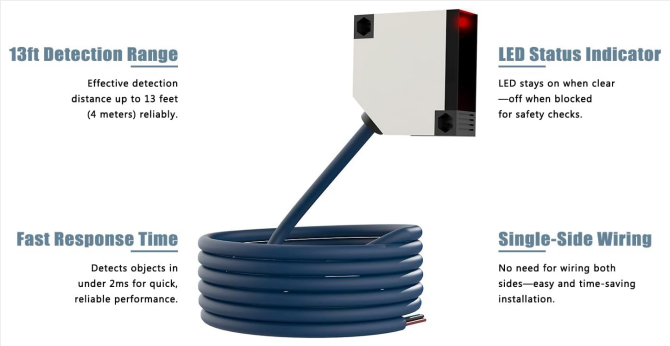


**Figure 4.5: Infrared Safety Sensor.** This image displays the retro-reflective IR sensor unit with its coiled cable. It highlights features such as a 13ft detection range, fast 2ms response time, single-side wiring for easier installation, and an LED status indicator.

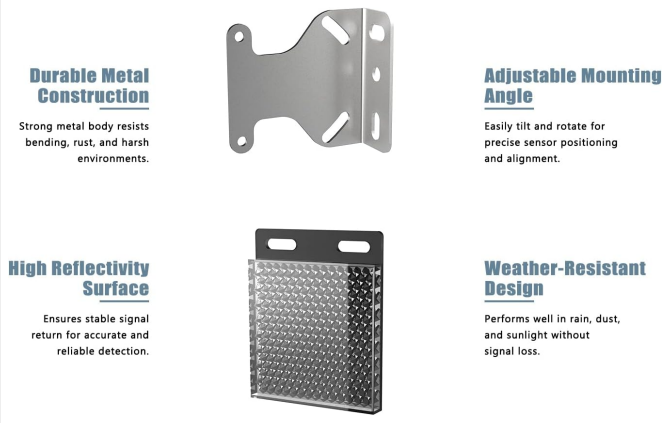


**Figure 4.6: Sensor Mounting and Reflector.** This image shows the durable metal mounting bracket and the high-reflectivity surface of the reflector, emphasizing adjustable mounting angles and weather-resistant design.

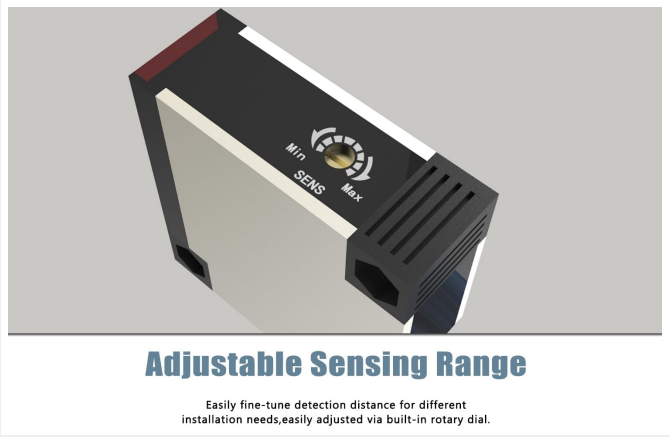


**Figure 4.7: Adjustable Sensing Range.** This image focuses on the sensor's built-in rotary dial for easily fine-tuning the detection distance.




**Figure 4.8: IP67 Waterproof Protection.** This image visually represents the sensor's IP67 rating, showing its ability to withstand rain, snow, and dust for reliable outdoor use.

The 13ft retro-reflective IR sensor provides accurate short-range object detection up to 13 ft with a fast 2ms response time. It features single-side wiring for easier installation and an LED status indicator. The sensor is IP65-rated with a durable ABS housing and impact-resistant reflector, ensuring consistent performance in various weather conditions. It is compatible with all Blütezeit openers and powered by any 12–24V AC/DC source.

## 5. Setup and Installation

The MJ-300 is designed for DIY-friendly installation. Refer to the detailed installation guide included in your package for specific steps and diagrams. General steps include:

1. **Mounting the Gate Motor:** Securely attach the motor unit to a stable concrete pad or post adjacent to the gate, ensuring proper alignment with the gate's path.
2. **Installing the Steel Gear Racks:** Attach the galvanized steel gear racks along the bottom edge of the gate, ensuring they mesh correctly with the motor's drive gear. Maintain a small gap (approx. 1mm) between the rack and the motor gear to allow for gate movement.
3. **Mounting and Wiring the IR Sensor:** Install the retro-reflective IR sensor and its reflector on opposite sides of the gate opening, ensuring a clear line of sight. Wire the sensor to the control board as per the wiring diagram.
4. **Connecting Power:** Connect the AC110V power supply to the motor control board.
5. **Adjusting Limit Switches:** Install and adjust the red (CLOSE) and blue (OPEN) magnet switches to define the gate's fully open and fully closed positions.
6. **Programming Remote Controls:** Follow the instructions to program the included remote controls to operate the gate.

## 6. Operating Instructions

**Using the Remote Control:**

- Press the designated button on your remote control to open or close the gate.
- Pressing the button again during operation will stop the gate. A third press will reverse its direction.

**Auto-Close Function:**

- The auto-close function can be enabled and adjusted on the control board. Refer to the main installation manual for specific steps to set the auto-close delay (5 to 120 seconds).
- When enabled, the gate will automatically close after the set delay once it reaches the fully open position.

## 7. Maintenance

Regular maintenance ensures optimal performance and longevity of your gate opener:

- **Monthly:** Inspect the gate's movement for any obstructions. Clean the gear racks and ensure they are free of debris. Check the IR sensor and reflector for dirt or damage.
- **Quarterly:** Lubricate the gate's wheels and hinges if applicable. Check all mounting hardware for tightness. Verify the functionality of the safety sensor by intentionally blocking the beam.
- **Annually:** Have a qualified technician inspect the electrical connections and motor components.

## 8. Troubleshooting

If you encounter issues, refer to these common troubleshooting tips:

| Problem | Possible Cause | Solution |
|---|---|---|
| Gate does not move | No power; Remote battery low; Safety sensor blocked; Limit switch issue | Check power supply; Replace remote battery; Clear sensor path; Adjust limit switches |
| Gate stops unexpectedly | Obstruction detected by sensor; Overload protection activated | Remove obstruction; Check gate for binding; Reduce gate friction |
| Remote not working | Battery dead; Not programmed; Out of range | Replace battery; Reprogram remote; Operate within range |
| Gate opens/closes partially | Limit switches incorrectly set | Adjust the red and blue magnet switches to define full travel |

For further assistance, contact Blütezeit technical support.

## 9. Specifications

- **Model:** MJ-300
- **Motor Type:** AC110V, 130W Pure Copper Motor
- **Max Gate Weight:** 900 lb
- **Gear Racks:** 4 x 3.28 ft Galvanized Steel (Total 13.12 ft)
- **IR Sensor Range:** Up to 13 ft (4 meters)
- **IR Sensor Response Time:** 2ms
- **IR Sensor Power:** 12–24V AC/DC
- **IR Sensor IP Rating:** IP65 (Sensor unit), IP67 (Overall protection from image)
- **Remote Frequency:** 433.92MHz
- **Operating Temperature:** -13°F to 122°F (-25°C to 50°C)

## 10. Warranty and Support

The Blütezeit MJ-300 Sliding Gate Opener is backed by a **12-month warranty** from the date of purchase. This warranty covers manufacturing defects and ensures the product is free from material and workmanship flaws under normal use. For technical assistance, troubleshooting, or warranty claims, please contact Blütezeit customer support. We offer **lifetime technical support** to ensure your satisfaction and the optimal performance of your gate opener system.

## Ask a question about this manual

Ask about setup, troubleshooting, compatibility, parts, safety, or missing instructions. Manuals+ will review the question and use this page's manual context to help answer it.

**Name**

Anonymous

**Email**

you@example.com

After a successful submission, we securely hash the supplied account or form email before sending it to Microsoft Advertising for conversion attribution. Privacy details.

**Question**

Example: How do I reset this device or fix this error?

**Details**

Model number, symptoms, what you tried, or the section of the manual you are using.

**Submit question**

---

**Open the live page**

**https://manuals.plus/asin/B0G6DNQ132**

More documents and user manuals: **https://manuals.plus/**