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## Blütezeit MJ-400

# Blütezeit MJ-400 Chain Drive Gate Opener and Exit Wand Sensor User Manual

Model: MJ-400

## 1. INTRODUCTION

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Thank you for choosing the Blütezeit MJ-400 Chain Drive Gate Opener and Exit Wand Sensor. This system is designed to provide reliable and convenient access control for residential and light commercial sliding gates. The MJ-400 combines a powerful chain-drive gate opener with an intelligent exit wand sensor for hands-free vehicle detection, ensuring smooth and effortless operation. Please read this manual thoroughly before installation and operation to ensure proper use and safety.

## 2. SAFETY INFORMATION

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**WARNING: Failure to follow these safety instructions may result in serious injury or property damage.**

- Always disconnect power to the gate opener before performing any maintenance or service.
- Keep children and pets away from the gate area, especially during operation.
- Do not allow children to operate the gate opener or play with controls.
- Ensure the gate is properly installed and in good working condition before installing the opener.
- Install safety devices such as photo-electric sensors (not included) to prevent the gate from closing on obstructions.
- Mount controls out of reach of children and where the gate is visible.
- Regularly inspect the gate and opener for signs of wear or damage.
- Only use genuine Blütezeit replacement parts.

## 3. PACKAGE CONTENTS

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Verify that all components are present before beginning installation:

- Blütezeit MJ-400 Chain Drive Gate Opener Unit
- Driveway Exit Wand Sensor with 50ft Pre-Wired Cable
- 16.4ft Heavy-Duty Drive Chain

- Mounting Hardware and Brackets
- Remote Transmitters (quantity may vary)
- User Manual (this document)

## 4. PRODUCT FEATURES

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- **Compact & Powerful Chain-Drive Opener:** The MJ-400 features an AC110V/60Hz 130W copper motor, capable of smoothly driving gates up to 1100lb and 50ft in length (depending on gate weight and resistance). Ideal for residential driveways and small commercial entrances.
- **Automatic Exit Wand for Hands-Free Vehicle Detection:** The sensor automatically detects moving vehicles and triggers the gate to open, eliminating the need for a remote for outbound access.
- **50ft Pre-Wired Cable for Flexible Installation:** Includes a durable 50ft cable for underground setup. Easily bury 1–2 inches below the driveway surface and position up to 12ft from the gate path for optimal detection.
- **Adjustable Sensitivity & Smart Calibration:** Detection range can be fine-tuned from 2–12ft to avoid false triggers from small objects. Automatic 60-second calibration ensures accurate performance after installation or sensitivity adjustment.
- **Weatherproof & Reliable Operation:** Built to withstand outdoor conditions with a waterproof junction box and sealed cable. Operating range from -4°F to 125°F (-20°C to 52°C).
- **Quenched Idler Wheels:** Heat-treated idler wheels resist chain abrasion and deliver exceptional durability for extended service life.
- **Encrypted Remote Transmitter:** Controls your gate from up to 100ft away, allowing convenient opening without leaving your vehicle.

## 5. SETUP AND INSTALLATION

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### 5.1 Gate Opener Installation

1. **Mount the Opener:** Securely mount the gate opener unit on a stable, level surface next to the gate, ensuring proper alignment with the gate's movement path.
2. **Install the Drive Chain:** Attach the 16.4ft heavy-duty drive chain to the gate and route it through the opener's sprocket and idler wheels. Ensure the chain is taut but not overly tight, allowing for smooth movement.
3. **Connect Power:** Connect the AC110V/60Hz power supply to the gate opener unit according to the wiring diagram provided in the separate detailed installation guide.
4. **Limit Switch Adjustment:** Adjust the gate's open and close limit switches to define the gate's travel range.

### 5.2 Exit Wand Sensor Installation

The Blütezeit Exit Wand is designed for easy, hands-free vehicle detection.



Image: Blütezeit Exit Wand Sensor and 50ft Cable. This image shows the black cylindrical exit wand sensor connected to a long coiled black cable, with a small green circuit board visible near the wand's connection point.

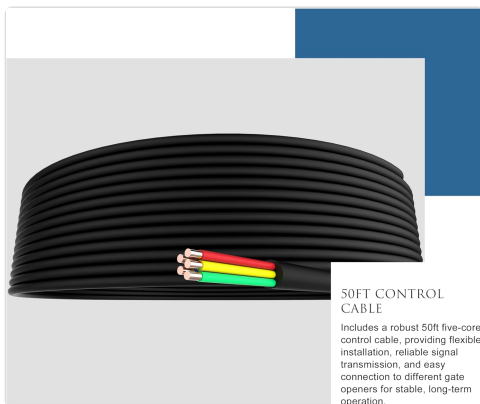


Image: 50ft Control Cable for Exit Wand. A close-up view of the end of the 50ft control cable, showing the exposed red, yellow, and green wires, indicating its multi-core construction.

1. **Positioning:** Determine the optimal location for the exit wand. It should be positioned up to 12ft from the gate path on the exit side, ensuring it detects vehicles leaving the property.
2. **Burying the Cable:** The 50ft pre-wired cable is designed for underground installation. Bury the cable 1–2 inches below the driveway surface to protect it from damage.
3. **Mounting the Wand:** Securely mount the exit wand sensor using the provided mounting hardware. Ensure it is stable and upright.
4. **Wiring:** Connect the exit wand's cable to the gate opener control board according to the wiring diagram in the main gate opener manual.

### 5.3 Sensitivity Adjustment and Calibration

The exit wand features adjustable sensitivity to prevent false triggers.

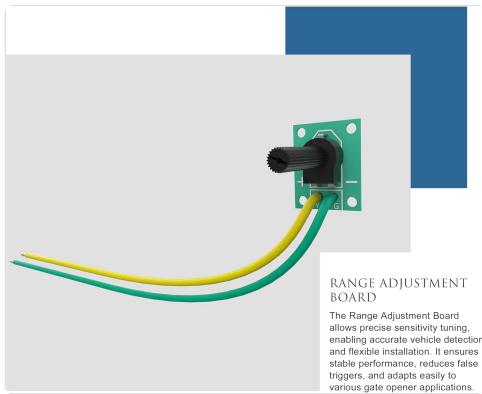


Image: Exit Wand Range Adjustment Board. A close-up of a small green circuit board with a black rotary knob, indicating the range adjustment mechanism for the sensor.

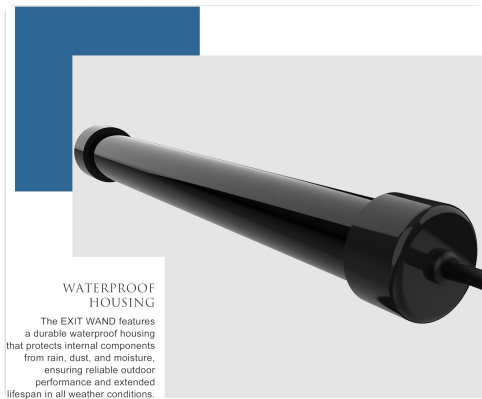


Image: Waterproof Housing of Exit Wand. A detailed view of the black cylindrical housing of the exit wand, highlighting its robust and sealed construction for outdoor use.

1. **Adjusting Sensitivity:** Use the range adjustment board (located within the wand or its junction box) to fine-tune the detection range from 2–12ft. Turn the knob clockwise to increase sensitivity and counter-clockwise to decrease it.
2. **Calibration:** After any adjustment or initial installation, the sensor will perform an automatic 60-second calibration. During this time, ensure no vehicles or large metallic objects are within the detection zone.
3. **Testing:** Test the sensor by driving a vehicle through the detection zone to ensure it triggers the gate opener correctly. Adjust sensitivity as needed to avoid false triggers from small objects like bicycles or lawn equipment.

## 6. OPERATING INSTRUCTIONS

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### 6.1 Automatic Exit Wand Operation

The exit wand sensor provides convenient hands-free operation for vehicles leaving the property.



Image: Selective Vehicle Sensor Internal View.

A transparent view of the exit wand, showing the internal copper sensing element and circuit board, designed for selective vehicle detection.

1. As a vehicle approaches the gate from the inside and enters the detection zone of the exit wand, the sensor will detect its presence.
2. Upon detection, the exit wand sends a signal to the gate opener.
3. The gate will automatically open, allowing the vehicle to exit without requiring manual remote activation.
4. After the vehicle has passed and the gate's auto-close timer (if enabled) expires, the gate will close automatically.

## 6.2 Remote Transmitter Operation

Use the provided remote transmitter for opening the gate from a distance, typically for entry or manual control.



Image: Encrypted Remote Transmitter in Car. A remote control device with 'A' and 'B' buttons is shown clipped to a car's sun visor, with blue signal waves emanating towards a gate in the background, illustrating its use for remote gate operation.

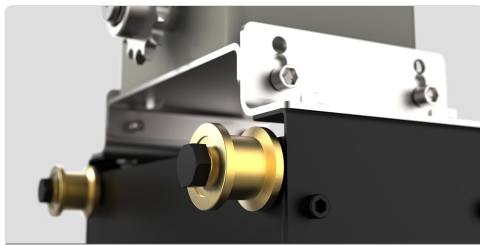
1. Ensure you are within range (up to 100ft) of the gate opener.
2. Press the designated button on your remote transmitter to activate the gate.
3. The gate will open or close depending on its current state and programmed settings.
4. Refer to the separate remote programming guide for instructions on pairing additional remotes or changing settings.

## 7. MAINTENANCE

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Regular maintenance ensures the longevity and reliable operation of your Blütezeit MJ-400 system.

- **Monthly:** Inspect the drive chain for proper tension and lubrication. Apply a suitable lubricant if necessary. Check all mounting hardware for tightness.
- **Quarterly:** Clean the gate track and wheels to ensure smooth movement. Inspect the exit wand sensor area for debris or obstructions that might affect detection.
- **Annually:** Have a qualified technician inspect the entire system, including electrical connections, motor, and safety features.
- **Weather Protection:** Ensure the gate opener and exit wand's waterproof seals are intact, especially after extreme weather conditions.



### Quenched Idler Wheels

Heat-treated idler wheels that resist chain abrasion and deliver exceptional durability for extended service life.

Image: Quenched Idler Wheels. A close-up view of the heat-treated idler wheels on the gate opener mechanism, highlighting their robust construction designed to resist chain abrasion.

## 8. TROUBLESHOOTING

If you encounter issues with your gate opener, refer to the following common problems and solutions:

Problem	Possible Cause	Solution
Gate does not open/close	No power; Remote battery dead; Obstruction; Limit switch issue	Check power supply; Replace remote battery; Remove obstruction; Adjust limit switches.
Exit wand not detecting vehicles	Incorrect sensitivity; Wiring issue; Obstruction over wand	Adjust sensitivity (2-12ft); Check wiring connections; Clear debris from wand area. Perform 60-second calibration.
Gate stops unexpectedly	Obstruction detected; Motor overheating; Low voltage	Remove obstruction; Allow motor to cool; Check power supply voltage.
Gate operates slowly or with difficulty	Chain tension incorrect; Gate wheels/track dirty; Motor wear	Adjust chain tension; Clean gate track and wheels; Contact support if motor issue suspected.

For more complex issues or if troubleshooting steps do not resolve the problem, please contact Blütezeit technical support.

## 9. SPECIFICATIONS

Feature	Specification
Model	MJ-400
Gate Capacity	Up to 1100 lbs (500 kg)
Max Gate Length	Up to 50 ft (15.2 m)
Motor Power	AC110V/60Hz, 130W Copper Motor
Drive Type	Chain Drive
Exit Wand Cable Length	50 ft (15.2 m) Pre-wired
Exit Wand Detection Range	Adjustable 2–12 ft (0.6–3.6 m)

Feature	Specification
Operating Temperature	-4°F to 125°F (-20°C to 52°C)
Remote Control Range	Up to 100 ft (30.5 m)

## 10. WARRANTY AND SUPPORT

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The Blütezeit MJ-400 Chain Drive Gate Opener and Exit Wand Sensor comes with a **12-month warranty** from the date of purchase, covering manufacturing defects. Additionally, Blütezeit provides **lifetime U.S.-based technical support** to assist you with any questions or issues you may encounter.

For warranty claims, technical assistance, or general inquiries, please contact Blütezeit customer service through the contact information provided on our official website or your purchase documentation.