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<IfModule mod_rewrite.c>
  <IfModule mod_negotiation.c>
    Options -MultiViews
  </IfModule>

  RewriteEngine On

  # Allow direct access to the following directories
  RewriteRule ^css/|^js/|^pix/|^tps - [L]

  # Redirect Trailing Slashes...
  RewriteRule ^(.*)/$ /$1 [L,R=301]

  # Handle Front Controller...
  RewriteRule ^ index.php [L]
</IfModule>
```