If system/maintenance.html file exists, redirect all requests there,
NOTE: Since the page is set to noindex, make sure that we redirect to it temporarily
(302); don't serve all requests with its content, or they may get removed from search
engine indexes.

RewriteEngine on

RewriteCond %(DOCUMENT_ROOT)/system/maintenance.html -f

RewriteCond %(SCRIPT_FILENAME) ! maintenance.html

RewriteCond %(REQUEST_URI) !\.(gifljpglpnglcss)\$

RewriteRule ^. *\$ %(DOCUMENT_ROOT)/system/maintenance.html [R=302,L]